**BEFORE THE PUBLIC UTILITIES COMMISSION**
**OF THE STATE OF CALIFORNIA**

**FILED**
8-03-16
04:59 PM

| | |
|---|---|
| Order Instituting Rulemaking to Develop a Successor to Existing Net Energy Metering Tariffs Pursuant to Public Utilities Code Section 2827.1, and to Address Other Issues Related to Net Energy Metering. | Rulemaking 14-07-002<br>(Filed July 10, 2014) |

# JOINT PROPOSAL BY THE CALIFORNIA HOUSING PARTNERSHIP, CALIFORNIA ENVIRONMENTAL JUSTICE ALLIANCE, BRIGHTLINE DEFENSE PROJECT, NATURAL RESOURCES DEFENSE COUNCIL, AND NATIONAL HOUSING LAW PROJECT (NONPROFIT SOLAR STAKEHOLDERS COALITION) ON IMPLEMENTATION OF ASSEMBLY BILL 693

Matt Schwartz, President and CEO
Wayne Waite, Policy Director
California Housing Partnership Corp.
369 Pine Street, Suite 300
San Francisco, CA 94104
Telephone: 775-771-5550
Email: wwaite@chpc.net

Eddie H. Ahn, Executive Director
Dilini Lankachandra, Legal Fellow
Brightline Defense Project
1028A Howard Street
San Francisco, CA 94103
Telephone: 415-252-9700
Email: dilini@brightlinedefense.org

Shana Lazerow, Attorney for California Environmental Justice Alliance
Communities for a Better Environment
120 Broadway, Suite 2
Richmond, CA 94804
Telephone: 510-302-0430 x 18
Email: slazerow@cbecal.org

Tovah Trimming, Attorney for California Environmental Justice Alliance
Environmental Law & Justice Clinic
Golden Gate University School of Law
Telephone: 415-369-5340, 415-442-6549
Email: ttrimming@ggu.edu

Jim Grow, Kent Qian
Attorneys for National Housing Law Project
703 Market St., Suite 2000
San Francisco, CA 94103
Email: jgrow@nhlp.org

Peter Miller, Senior Scientist
Maria Stamas, Attorney
National Resources Defense Council
111 Sutter Street, 21st floor
San Francisco, CA 94104
Email: pmiller@nrdc.org; mstamas@nrdc.org

Date: August 3, 2016

**Rulemaking 14-07-002**

**PROPOSAL FOR THE IMPLEMENTATION OF AB 693**

*Nonprofit Solar Coalition*
*Joint Submission*

August 3, 2016

## Table of Contents

**BEFORE THE PUBLIC UTILITIES COMMISSION**
**OF THE STATE OF CALIFORNIA**

| | |
|---|---|
| Order Instituting Rulemaking to Develop a Successor to Existing Net Energy Metering Tariffs Pursuant to Public Utilities Code Section 2827.1, and to Address Other Issues Related to Net Energy Metering. | Rulemaking 14-07-002 (Filed July 10, 2014) |

# JOINT PROPOSAL BY THE CALIFORNIA HOUSING PARTNERSHIP, CALIFORNIA ENVIRONMENTAL JUSTICE ALLIANCE, BRIGHTLINE DEFENSE PROJECT, NATURAL RESOURCES DEFENSE COUNCIL, AND NATIONAL HOUSING LAW PROJECT (NONPROFIT SOLAR STAKEHOLDERS COALITION) ON IMPLEMENTATION OF ASSEMBLY BILL 693

Pursuant to the Rules of Practice and Procedure of the California Public Utilities Commission (Commission), the California Housing Partnership Corporation (CHPC), California Environmental Justice Alliance (CEJA), Brightline Defense Project (Brightline), the Natural Resources Defense Council (NRDC), and the National Housing Law Project (NHLP) collectively referred herein as the Nonprofit Solar Stakeholders Coalition, hereby submit a Joint Proposal to implement the Multifamily Affordable Housing Solar Roofs Program (Multifamily Solar Roofs Program) enacted by AB 693.

The Nonprofit Solar Stakeholders Coalition comprise of a large and diverse group of nonprofit organizations incorporated in the State of California that advocate on behalf of the interests of low income renter households, low-income and disadvantaged communities, nonprofit multifamily affordable housing organizations and those working to reduce energy consumption and greenhouse gas emissions and to create cleaner and healthier communities in California.

The members of the Nonprofit Solar Stakeholders Coalition have come together in common cause to develop and submit this Joint Proposal for implementing the Multifamily Solar Roofs Program. The households and communities that we advocate for are the direct and the intended beneficiaries of the AB 693 legislation: households vulnerable to rising energy prices, have high household energy cost burdens, have been largely underserved by California's renewable energy and energy efficiency programs, and often reside in geographic areas

disproportionately burdened by high rates of poverty, socio-economic disadvantages, and multiple sources of pollution and other environmental risk factors. Our objective in working together is to assist the Commission in meeting its responsibilities to develop a program design that satisfies the legislative mandates of AB 693, responds to the long-term energy needs of low-income renters and disadvantaged communities, and contributes to the broader purposes served by the implementation of the program including job placement and reducing greenhouse gas emissions.

The Joint Proposal by the Nonprofit Solar Stakeholders Coalition includes a detailed program design that is responsive to each of the questions and subject areas outlined in the Administrative Law Judge's (ALJ) July 8, 2016 ruling (ALJ Ruling) and additional areas that are essential to the implementation of the Multifamily Solar Roofs Program. First and foremost, the Multifamily Solar Roofs Program is fundamentally a transformational program. The Multifamily Solar Roofs Program will potentially reach over one third of the publically supported affordable multifamily rental housing market in California. The program's scope, which provides a platform for integrating energy efficiency, solar PV, and energy storage strategies, will influence the energy future of over 150,000 low-income households, and shape energy use and energy cost across this segment of the housing market for decades to come. The Nonprofit Solar Stakeholders Coalition ask that these facts and consequences related to the significance of the program be at the forefront of the Commission's deliberations.

The Joint Proposal gives considerable attention to matters of allocating generation and economic benefits to low-income tenants, the requirement for geographic diversity and special efforts needed to address the needs of CalEnvironScreen disadvantaged communities (DACs), the integration of energy efficiency goals into the program structure, the eligibility of energy storage and its role in preserving and enhancing energy benefits for this market, and the incentive structure needed to address financial barriers and scale investment in solar energy systems. The Joint Proposal also includes recommendations for a third-party statewide Program Administrator and the administrative processes and documentation requirements to implement the program.

The ALJ Ruling also references the October 21, 2015 ALJ Ruling requesting parties to Phase I of the AB 327 proceeding to comment on AB 693 ability to "count toward" the Commission's obligation to develop specific alternatives designed for the growth of Distributed Generation in disadvantaged communities. The Nonprofit Solar Stakeholders Coalition reminds the Commission that owners of affordable housing properties eligible under AB 693 did not have a reasonable opportunity to respond to the questions presented in the October 21, 2016 ALJ Ruling at that time. Since AB 693 targets affordable housing properties and the installation of eligible solar systems can only be accomplished under a program responsive to the needs of property owners and tenants residing at these properties, this omission resulted in the exclusion of the views of key stakeholders specifically included under AB 693. Following the issuance of the Second Amended Scoping Memo and Rule on March 4, 2016, CHPC, CEJA, and Brightline jointly sought clarification of the Scoping Memo and filed a Motion requesting public workshops to engage, educate and inform key constituency groups about key issues and questions affecting the implementation AB 693 before developing and submitting proposals for implementation. No action was taken on this Motion.

In response to this gap, members of the Nonprofit Solar Stakeholders have spent considerable time and resources to actively engage our constituencies and obtain feedback on the design of the Multifamily Solar Roofs Program, incentive structure, and requirements. While the public's interest and our outreach efforts would have benefited from the requested public workshops, we are confident that the Joint Proposal fairly represents the interest and views of our constituencies. The Nonprofit Solar Stakeholders Coalition requests that the Commission give its full attention to the issues and recommendations presented in our proposal so that the interests of the intended beneficiaries of the AB 693 legislation have an appropriate voice in this proceeding.

We thank the Commission for the opportunity to submit proposals and comments on this important and transformative program and for its thoughtful consideration of our Joint Proposal.

## I. Introduction

Assembly Bill (AB) 693, enacted on October 8, 2015, established the Multifamily Affordable Housing Solar Roofs Program (AB 693 or Multifamily Solar Roofs Program). The Multifamily Solar Roofs Program is a legislative response to the profound gap in the level of solar installations serving low-income renters and disadvantaged communities.

The legislation seeks to provide low-income renters located in multifamily housing with greater access to clean energy solutions. In enacting the bill, the Legislature found and declared that:

> It is the goal of the state to make qualifying solar energy systems more accessible to low-income and disadvantaged communities and, as in the case of the Multifamily Affordable Housing Solar Roofs Program, to install those systems in a manner that represents the geographic diversity of the state.[1]

The lack of solar access by low-income households and disadvantaged communities was a core element in the justification for enacting the bill, as evidenced by testimony presented in support of AB 693. On July 13, 2015, the California Environmental Justice Alliance (CEJA), the primary sponsor of the legislation, provided testimony to the Senate Committee on Energy, Utilities, and Communications that "even with the existing renewable energy programs for low-income and disadvantaged communities, there has only been less than 1% penetration into disadvantaged communities."[2] Similarly, at the same hearing, a representative of the MASH Coalition stated that "the growth in solar in California's residential markets facilitated by the CSI Initiative has largely bypassed low-income renters and disadvantaged communities in California [and] an analysis by the Center for American Progress reported that only 4.2% of the solar installations under the California Solar Initiative (CSI) served households with incomes of less than $40,000 per year."[3]

### Major Program Goals and Beneficiaries of AB 663

[1] AB 693 Section 1(e).
[2] Testimony of Strela Cervas, Senate Committee on Energy, Utilities, and Communications. Public hearing on AB 693, July 13, 2015.
[3] Testimony of Randall Simmrin, Senate Committee on Energy, Utilities, and Communications. Public hearing on AB 693, July 13, 2015.

AB 693 was enacted to provide a new framework to affirmatively mitigate barriers to solar PV access at affordable rental properties, and to ensure that benefits from renewable energy are available to these underserved markets. The intended beneficiaries of the Multifamily Solar Roofs Program are low-income renters residing in eligible affordable multifamily properties. In providing these benefits, the design of the Multifamily Solar Roofs Program must carry out various programmatic purposes, which are summarized in Table 1 below

**TABLE 1 – Major Programmatic Purposes of AB 693**

| | |
|---|---|
| *Scope of Program* | ▪ Install eligible solar energy systems at eligible affordable multifamily properties.<br>▪ Ensure geographic diversity for solar energy systems installed through the program.<br>▪ Facilitate energy efficiency improvements in conjunction with solar energy installations.<br>▪ Provide economic benefits in disadvantaged communities.<br>▪ Advance policies for renewable energy and reducing emissions. |
| *Allocations from Systems* | ▪ Allocate electricity collected and distributed from eligible solar energy system to utility customers at qualified affordable multifamily rental housing sites. |
| *Benefits from Systems* | ▪ Reduce peak energy use.<br>▪ Adopt utility tariffs that provide, and continue to provide, net economic benefits to low-income tenants. |
| *Incentive Structure* | ▪ Set incentive levels to make solar energy systems financially feasible and to account for "split incentive" barriers.<br>▪ Align incentive levels with reasonable estimates of solar costs.<br>▪ Reduce incentive levels to account for resources and other project contributions that offset project investment costs.<br>▪ Provide project financing tools where necessary and appropriate to support incentive structures and maximize ratepayer benefits. |
| *Hiring* | ▪ Provide a local hiring program to place qualified persons from disadvantaged communities in jobs created by the solar program. |
| *Consumer Protection* | ▪ Protect and preserve energy benefits provided to program participants and ratepayers.<br>▪ Safeguard affordable housing properties and tenants from financial risks. |

Additional Purposes

AB 693 must support other legislative mandates including policies governing solar installations, priorities applicable to the source of funding for AB 693, and statewide energy efficiency goals applicable to utility-funded programs. These additional purposes are summarized in Table 2 below.

**TABLE 2 – Related Statutory Purposes**

| | |
|---|---|
| *SB1* | SB1 established basic requirements applicable to solar PV installations under the California Solar Initiative. Purposes under SB 1 that are applicable to AB 693's program design include:<br>▪ Facilitate cost-effective investments in peak electricity generation capacity where ratepayers recoup the cost of their investment by avoiding purchases of electricity at peak rates.<br>▪ Provide monetary incentives for solar energy systems that have the primary purpose of collecting and distributing solar energy.<br>▪ Require reasonable and cost-effective energy efficiency improvements in existing buildings as a condition of providing incentives for eligible solar energy systems.<br>▪ Develop financing options that help offset the installation costs of the solar energy systems. |
| *Section 748.5* | Program funding for AB 693 is authorized under Section 748.5 of the Public Utilities Code, which specifies that eligible funding uses include clean energy and energy efficiency projects. The purpose of Section 748.5 to fund a broad range of integrated clean energy solutions should be reflected in the program design. |
| *SB 350* | AB 693 was enacted in the same legislative session as SB 350. SB 350 sets a goal to double energy efficiency savings. It requires the CPUC to adopt energy efficiency and demand reduction targets and to implement the targets through programs that provide financial incentives, rebates, technical assistance, and support customers to increase energy efficiency. The implementation of AB 693 provides a means to address the purposes of SB 350. |
| *AB 802* | AB 802, enacted on October 8, 2015, requires utilities to provide energy usage information to multifamily properties with five or more active residential or nonresidential utility accounts and establishes energy benchmarking requirements for the covered properties. Implementation of the program will begin on January 1, 2017. As such, energy data sharing and benchmarking set by AB 802 should be incorporated into AB 693's program design. |

AB 693's Market Objectives and Program Framework are Different than MASH

The goal to install *at least* 300 megawatts (MW) of new solar capacity under Multifamily Solar Roofs Program is orders of magnitude greater than what was proposed or occurred under Multifamily Affordable Solar Housing (MASH). With funding levels up to $100 million annually, the Multifamily Solar Roofs program could be installed on over 2,000 properties, comprising more than 150,000 low-income renters, and reaching roughly 30% of the affordable multifamily housing market in California.

This scale and scope of the Multifamily Solar Roofs Program will have a significant transformative effect on California's affordable multifamily rental housing market, and have a lasting effect of California's affordable housing inventory for decades to come. As such, significant attention and efforts are needed to ensure that AB 693's program design anticipates the long-term energy issues affecting this market segment. The market transformation that will occur under AB 693 is also an unprecedented opportunity for multifamily properties to play a pivotal role in the Commission's strategies and plans to move California to a smarter grid.

As a result of significant transformation contemplated by AB 693 and the opportunity to facilitate this change in a manner that advances the transition to a smart grid in low-income markets, any premise that AB 693 is merely an extension of the Multifamily Affordable Solar Housing (MASH) program must be rejected. The AB 693's legislative history also argues strongly against this conclusion.

Within the Legislative Councils Digest and the text of AB 693 there is no statement that the Multifamily Solar Roofs Program was intended as an extension of MASH. In fact, there are only three references to MASH within the text of AB 693 and none of those references state or infer that AB 693 was intended to extend MASH or its program structure.[4]

On the contrary, the CPUC analysis of AB 693 stated that:

[4] Within AB 693, MASH is first referenced in the Legislative Digest in the context of the 10% set-aside for the SASH and MASH programs under the California Solar Initiatives. The second reference is in section 2870(g)(1). MASH is mentioned in the context of utility bill reductions being achieved through tariffs that allow for the allocation of credits, "such as virtual net metering tariffs designed for the Multifamily Affordable Solar Housing program…." The third reference is in section 2870(j)(1) to the requirement that assessments of the AB 693 program sent to the Legislature include a summary of the other solar programs including MASH.

> The Multifamily Affordable Housing Renewables Program would have several important differences from the current Multifamily Affordable Solar Housing (MASH) and Single Family Affordable Solar Homes (SASH) incentive programs.[5]

Several of these differences are specifically discussed in the analysis, including the inclusion of other "qualifying renewable energy systems" in addition to solar-electric systems.

Indeed, throughout the legislative process legislators, committee staff, and program stakeholders asked questions about the similarities and differences between what was proposed under AB 693 and the current MASH program. In response, briefing materials were publically disseminated to legislators, committee and legislative staffs, and other stakeholders that identified deficiencies with current solar PV programs and approaches for serving low-income households in multi-tenant buildings, and identified program elements in AB 693 that provided advantages over the MASH program. These materials include an AB 693 FAQ document sent to affordable housing stakeholders on September 7, 2015immediately before the Senate vote, and on June 30, 2015, which is provided in Appendix A.[6] These publically disseminated materials as well as statements such as the previously referenced testimony by the MASH Coalition that "current solar programs have not penetrated the affordable housing markets" and have "largely bypassed low-income renters and disadvantaged communities in California" make it clear that new approaches and solutions were being sought through the AB 693 legislative initiative.

Moreover, if it was the intent of the AB 693 sponsors to continue the MASH program or retain the same program structure, the legislature could have and would have extended funding for a MASH 3.0 program as the legislature did when extending funding for the MASH 2.0.[7] Neither outcome was included in the enacted AB 693 legislation. Therefore, statements

---

[5] Curran, Elizabeth and Kochanowsky, Amy, California Public Utilities Commission, Energy Division, "Division Analysis: Multifamily Affordable Housing Renewables Program."

[6] Briefing materials shown in Attachment A were sent to Housing California, the California Housing Consortium, the Southern California Association of Nonprofit Housing, the California Coalition for Rural Housing, the Non-Profit Housing Association of Northern California, the San Diego Housing Commission, and the California Housing Partnership Corporation.

[7] See AB 217 (Bradford, 2013), *available at* http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB217.

that AB 693 "was designed around Decision 15-01-027 (AB 217 or MASH 2.0 proceeding"[8] are at best inconsistent with the public record, and, as a point of departure for considering how to implement the new Multifamily Solar Roofs Program, are misleading[9] and apparently driven by parochial interests.

In summary, AB 693 must be taken up on its own terms and responsibly weigh the broad impacts this program will have on low-income renters and property owners in developing a program design that is responsive to a new set of purposes and legislative mandates.

[8] Everyday Energy, Notice of Exparte Communication, July 1, 2016.

[9] There are several statement in the Notice of Exparte Communication that merit rebuttal. For example, the focus on affordable multifamily housing in AB 693 was to ensure that installed solar energy systems continue to benefit low-income renters over the useful life of the system. Affordable housing typically has very long affordability periods in which rents are restricted up to 55 years. These same restrictions do not exist for other market segments. AB 693 was not intended, as suggested in the Notice, to readdress the conflicts between Everyday Energy and Shorebreak in the MASH proceeding over the eligibility of mobile homes. Additionally, the program proposal disseminated to Senator Hueso and other public officials in February would have required CARE households at multifamily properties to convert or opt into standard utility rate schedules. This approach would have required added enrollment complexities and minimum tenant PV installations and other protections to ensure that the program would not harm CARE households. This structure for delivering tenant benefits was rejected, and is altogether different from AB 693 and MASH. Furthermore, the statement that the MASH program is oversubscribed does not connote that the projects in the reservation queue will be implemented as proposed. We are concerned that the MASH reservations in the queue may be overstated from what may actually be accomplished. Challenges and financial uncertainty associated with utility allowance adjustments, overlooked by MASH, can adversely affect the scaling of solar to serve residents. Lastly, contrary to the suggestion that Everyday Energy and CALSEIA drafted and are responsible for AB 693, environment justice organizations were already working with CALSEIA on the development of a proposal to serve low income households and disadvantaged communities when Everyday Energy joined the discussion, and that CEJA had a lead role in the drafting and development of the legislation that was eventually enacted.

## II. Program Funding[10]

The Multifamily Solar Roofs Program is funded from Cap and Trade auction revenues. Section 2870(c) of Part 2 of Division 1 of the Public Utilities Code provides that:

> The commission shall annually authorize the allocation of one hundred million dollars ($100,000,000) or 10 percent of available funds, whichever is less, from the revenues described in subdivision (c) of Section 748.5 for the Multifamily Affordable Housing Solar Roofs Program, beginning with the fiscal year commencing July 1, 2016, and ending with the fiscal year ending June 30, 2020.[11]

The use, distribution, and management of this funding resource must be undertaken in a manner consistent with the regulations and policies pertaining to greenhouse gas (GHG) allowances under Article 5 of Title 17 of the California Code of Regulations, Sections 95800 to 96023, and the requirements adopted by the Commission under Decision (D.)12-12-033.

### Contributions of GHG Allowance Proceeds

The allocations made pursuant to Section 748.5 are from GHG allowances received by electrical distribution utilities pursuant to subdivision (b) of Section 95890 of Title 17 of the California Code of Regulations and may be used for clean energy and energy efficiency projects. These utilities include Pacific Gas and Electric Company (PG&E), Southern California Edison Company (SCE), San Diego Gas & Electric Company (SDG&E), Liberty Utilities (CalPeco Electric) LLC (Liberty), and PacifiCorp.

We propose that all of the electrical corporations be required to contribute GHG allowance proceeds toward the Multifamily Solar Roofs Program to ensure that low-income renters throughout the state have access to solar energy systems. If the customers of an electric corporation are included in the program design, the utility must be required to contribute GHG proceeds as directed by AB 693. The exclusion of one or more of the electrical corporations from this program could potentially undermine the requirement to provide broad geographic diversity and solar access to qualified affordable multifamily properties. In particular, exceptions to making GHG allowance contributions from PG&E, SCE, and SDG&E

[10] Questions 18,19,20, and 21 of the ALJ's July 8, 2016 Ruling are covered in this section.
[11] AB 693 amendments to Public Utility Code (PUC). Part 2 of Division 1 of the PUC, Section 2870(c).

should not even be considered since there are large numbers of eligible multifamily affordable properties and renters within each of these utilities' service jurisdictions.

Contribution Levels

Currently, roughly $1 billion in annual allowance revenues are distributed to residential customers as the California Climate Credit from the designated electrical corporations. The table below shows an estimate of 2015 auction proceeds prepared by the California Assembly in September of 2015, and percentage contribution from each utility.

**Table 3 - Electric IOU Allowance Proceeds Available for Clean Energy and Energy Efficiency Projects, 2015**

| Utility | Forecast of 2015 Allowance Auction Proceeds[12,13] | Percent of Auction Proceeds |
|---|---|---|
| Pacific Gas and Electric Company | $438,602,830 | 39.31% |
| Southern California Edison | $562,499,489 | 50.41% |
| San Diego Gas & Electric Company | $98,717,335 | 8.85% |
| PacifiCorp | $11,870,145 | 1.06% |
| Liberty Utilities (CalPeco Electric) | $4,078,910 | .037% |
| **Total** | **$1,115,768,709** | |

AB 693 contemplates that all of the participating electrical corporations will contribute a similar percentage share of their GHG allowances to support the Multifamily Solar Roofs program.

In addition to requiring all electric investor-owned utilities (IOU) to contribute towards AB 693, we propose that the contributions from participating electrical corporations be calculated using one of the following two methods, depending on whether the total GHG allowances for the year being calculated exceed $1 billion:

[12] Source: Assembly Floor Analysis, September 10, 2015. Analysis Prepared by: Sue Kateley http://www.leginfo.ca.gov/pub/15-16/bill/asm/ab_0651-0700/ab_693_cfa_20150910_231003_asm_floor.html

[13] Total forecast of allowance auction proceeds for 2015 includes allowance proceeds that will were expected to be received in 2015 inclusive of franchise fees and uncollectibles, and the remaining balance of allowance proceeds received in previous years (inclusive of interest) that has not yet been distributed.

- If the allowances for all electrical corporations total $1 billion or less, each electrical corporation should contribute 10% of its GHG allowances for that year;

- If the combined total allowances exceed $1 billion, each electrical corporation's contribution should be based on the electrical corporation's percentage of the total allowances for all participating electrical corporations multiplied by $100 million.

Pursuant to the ALJ's request, tables 4 and 5 provide quantitative examples of the above-described approaches.

**Table 4 - Electric IOU Contributions**
**Total Auction Allowances Exceed $1 Billion**

| Utility | GHG Allowances | % of Total Allowances | AB 693 Contribution | % Contributed |
|---|---|---|---|---|
| PG&E | $438,602,830 | 39.31% | $39,309,476 | 8.96% |
| SCE | $562,499,489 | 50.41% | $50,413,628 | 8.96% |
| SDG&E | $98,717,335 | 8.85% | $8,847,473 | 8.96% |
| PacifiCorp | $11,870,145 | 1.06% | $1,063,854 | 8.96% |
| Liberty (CalPeco Electric) | $4,078,910 | .037% | $365,569 | 8.96% |
| **Total** | **$1,115,768,709** | **100%** | $100,000,000 | |

**Table 5 - Electric IOU Contributions**
**Total Auction Allowances Equal To or Less Than $1 Billion**

| Utility | GHG Allowances | % Contributed | AB 693 Contribution |
|---|---|---|---|
| PG&E | $350,882,264 | 10.00% | $35,088,226 |
| SCE | $449,999,591 | 10.00% | $44,999,959 |
| SDG&E | $78,973,868 | 10.00% | $7,897,387 |
| PacifiCorp | $9,496,116 | 10.00% | $949,612 |
| Liberty (CalPeco Electric) | $3,263,128 | 10.00% | $326,313 |
| **Total** | **$892,614,967** | 10.00% | $89,261,497 |

Mechanism for Directing Allocations and Data Confidentially

The regulatory mechanism for the allocation of GHG allowances and proceeds is established under Article 5 of Title 17 of the California Code of Regulations, *California Cap on Greenhouse Gas Emissions and Market-based Compliance Mechanisms to Allow for the Use of*

*Compliance Instruments Issued by Linked Jurisdictions*. Under these guidelines, the electrical corporation shall calculate the value of these allowances based on the average market clearing price of the four quarterly auctions held in the same calendar year that the allowances are allocated. The monetary value of allowances received by the electrical corporation is deposited directly into compliance accounts.[14]

We propose that the electrical corporations be required to retain or reserve 10% of the GHG allowance value in an AB 693 reserve account pending a determination by the Commission on the annual program funding level at the beginning of each funding year. The annual program level should be based on the cumulative value of GHG allowances for each of the participating electrical corporations. Once the Commission sets the annual program level and the calculated contribution for each electrical corporation, the Commission should order the transfer of funds from the electrical corporation's AB 693 reserve account to the AB 693 program account administered by the Program Administrator. The methods for determining the funding levels for the Multifamily Solar Roofs Program and calculating the contributions for each participating electrical corporation should be transparent to assure program stakeholders and members of the public that the correct amount of funds are allocated to the program each year.

This process does not require the disclosure of information concerning internal bidding strategies or bidding information. Rather, what is required is that the Commission provide sufficient regulatory oversight of the reporting and accounting required under Title 17 of the Code of California Regulations and also provide timely disclosures of the cumulative annual GHG allocations and revenues received by each participating electrical corporation to be credited directly to the residential, small business, and emissions-intensive trade-exposed retail customers of the electrical corporation pursuant to subdivision (b) of Section 95890 of Title 17 of the California Code of Regulations.

Funding Availability and Annual Allocations

The amount of funding available on a year-to-year basis for the Multifamily Solar Roofs program will depend on the results of the auctions, which are held at scheduled quarterly

[14] Article 5 of Title 17 of the California Code of Regulations, Sections 95800 to 96023.

intervals throughout a year. To provide a predictable level of annual funding for qualifying projects and account for time differences in the collection of auction allowance proceeds and year to year revenue uncertainties associated with auction-based funding, we propose that the program funding levels be set annually based on the auction proceeds for the previous year.

Pursuant to Section 2870(c), the collection of receipts supporting AB 693 commenced on July 1, 2016. Pursuant Section 2870(f)(1), the Commission is required to authorize the award of monetary incentives for qualifying solar energy systems. Under this framework, a full year of scheduled auctions collections will have been completed by July 1, 2017. The program budget for investments during the first program year, July 1, 2017 to June 30, 2018, would be set based on the GHG allowance revenues collected through June 30, 2017. Subsequent annual funding allocations for program investments would similarly be based on the prior year's allowance revenues. Program funding not obligated or expended during a program year should be either carried over in a reserve fund or added to the annual funding receipts for future years to support more program investments.

Program Funding After 2020

AB 693 further provides that:

> The commission shall continue authorizing the allocation of these funds through June 30, 2026, if the commission determines that revenues are available after 2020 and that there is adequate interest and participation in the program.[15]

At this point the outlook for continued funding after 2020 is uncertain. In as much as the planning and design of AB 693 must consider the question of whether funding will be available after 2020, the Commission should state in its decision how and when the issue of future program funding will be taken up and, if known, what factions the Commission will consider in deciding whether revenues are available.

[15] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(c).

Eligible Uses

Funding for Multifamily Solar Roofs Program must support a variety of administrative, technical support, and capital investment activities. Funding under AB 693 should provide the following:

- *Administrative Funding:* 10% of the annual program allocations should be set aside and used for program administration and to provide for enhanced program support necessary to successfully implement the program. In addition to carrying out core administrative requirements, such as developing program guidelines, managing program applications, reservation and payment processes, verifying program eligibility, conducting outreach to housing organizations, and undertaking periodic program evaluations, the implementation of AB 693 will require the Program Administrator to undertake the following supplemental actions as specified in the legislation:
  i. *Ensure alignment of program costs and accounting of leveraged resources in setting program incentives and making periodic updates to incentive structure required under 2870(f)(4) and (5)*
  ii. *Ensure compliance geographic diversity requirements under Section 1(e)*
  iii. *Conduct outreach and provide technical assistance to property owners and tenants in disadvantaged and underserved communities to increase access to solar energy systems*
  iv. *Engage community based organizations to facilitate tenant education*
  v. *Develop protocols and make compliance determinations pursuant to tenant PV allocations and tenant economic benefits requirements under 2870(f(2) and 2870(g)(1)*
  vi. *Monitor compliance with local hiring requirements under 2870(f)(6)*
  vii. *Provide technical support for implementing energy efficiency assessments*
  viii. *Facilitate "one-stop" access to utility energy efficiency program resources to implement requirements under Section 2870(f)(7)*
  ix. *Develop protocols and verify compliance with system performance and operation and maintenance requirements under Section 2870(f)(3)*
  x. *Conduct analysis and market demand assessments required under Section 2870(j)(1) and (2)*

The scope of these additional administrative and support activities justify the need for the proposed budget level.

- *Capital Funding* – 90% of the annual program allocations should be expended on eligible program capital costs. Eligible capital expenses should include equipment and labor costs to install:
  i. *PV systems serving residential units located at eligible multifamily properties inclusive of rooftop, carport, and ground mounted solar energy systems*
  ii. *PV systems serving the common areas of eligible multifamily properties*

iii. *Energy storage systems integrated with on-site PV systems installed at multifamily properties*
iv. *Energy efficiency measures for amounts not funded by ratepayer and Cap and Trade utility energy efficiency as discussed in Section X.*

- *Geographic Distributions* – To provide the Program Administrator with flexibility in committing program resources pursuant to the requirements for geographic diversity, and to implement projects in a timely manner, the funding provided to the Multifamily Solar Roofs Program should be available to any affordable multifamily rental property meeting the eligibility requirements and located within any of the service areas of contributing electrical corporations. Criteria for ensuring geographic diversity should be adopted to ensure the fair allocation of resources across utility jurisdictions during the overall duration of the program.

Funds Control and Evaluation

Section 2870(j)(1) and (2) prescribe extensive program reporting requirements that will require the Program Administrator to put in place accounting controls to monitor and analyze program commitments, reservations, obligations, and expenditures. These requirements mandate that the Program Administrator evaluate program outcomes and benefits in relation to the program costs to assess the effectiveness of the program, including utility bill reductions to program participants, ratepayer benefits from the reduction of CARE outlays, environmental benefits, etc.

## III. Program Eligibility[16]

Program eligibility is limited to affordable multifamily rental properties. A qualified multifamily affordable multifamily rental property must have five or more rental housing units serving low-income households, that is currently, and continues to be, subject to deed restrictions or other public regulations governing household income levels and rent affordability. We proposed that these affordable restrictions be for a period of 10 years following the receipt of funding from the Multifamily Solar Roofs Program.

Under the specific definition prescribed by AB 693, low-income residential housing means a multifamily residential rental complex financed with low-income housing tax credits, tax-exempt mortgage revenue bonds, general obligation bonds, or local, state, or federal loans or grants in which the rents of the low-income occupants do not exceed those prescribed by deed restrictions or regulatory agreements imposed pursuant to the terms of the public financing or financial assistance.[17] Within this definition, low-income means a household with an income at or below 80% of the area's median income (AMI), which is updated annually for each county by the U.S. Department of Housing and Urban Development (HUD).

Under this definition, AB 693 further divides eligible properties into two categories. A qualified multifamily property either must be located in a Disadvantaged Community as defined by CalEnviroScreen, or must serve a substantially lower household income level, in which 80% of the residents have incomes at or below 60% of AMI.

### Profile of Eligible Projects

As of January 2016, there were 6,023 properties with 425,168 units in California that potentially satisfied the AB 693 eligibility requirements. This inventory will gradually increase as new affordable housing properties are constructed under the Low Income Housing Tax Credit (LIHTC) program.

[16] Questions 1,2,3, and 4 of the ALJ's July 8, 2016 Ruling are covered in this section.
[17] AB 693. Section 2870(a)(3). This section references of Section 2852(3)(a)(i) of the Public Utilities Code. See at http://codes.findlaw.com/ca/public-utilities-code/puc-sect-2852.html

***Disadvantaged Communities (DACs)*** – Section 2870(3)(B) requires that DACs must be identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code.

Consistent with this mandate we propose that DAC designations for the AB 693 program be determined through the use of the CalEnviroScreen tool.[18] CalEnviroScreen assesses a comprehensive set of community indicators in calculating scores and provides an objective basis for determining overall community need. We recommend that the CalEnviroScreen tool be used either on a utility jurisdiction by utility jurisdiction basis or on a statewide basis depending on which approach has the broadest eligibility.[19] It appears that by using CalEnvirScreen on a utility jurisdiction basis instead of the current statewide basis may ensure that regional conditions and factors affecting community needs are more precisely weighted and not skewed by statewide average scores and that the number of census tracts by utility jurisdiction might increase. However, before a decision is reached, an analysis should be completed to determine which approach provides the broadest eligibility.

Currently approximately 20% of the affordable multifamily properties in California that meet the eligibility requirements under Section 2852 are located in DACs identified by CalEnviroScreen on a statewide basis. Of properties located within IOU jurisdictions, approximately 30% of the eligible properties are in DACs. Because the inventory of affordable multifamily housing qualified under the Multifamily Solar Roofs Program is almost entirely comprised of properties meeting the requirement that 80% of the residents have incomes at or below 60% of the AMI, the use of CalEnviroScreen will not materially affect the number of qualified multifamily properties under the program. The practical effect of the DAC eligibility criteria is to direct targeted efforts in areas that have special needs. Table 6 provides a summary of the number of eligible properties and units within IOU jurisdictions and DACs by type of housing.

[18] The CalEnviroScreen 2.0 may be found at: http://oehha.ca.gov/ej/ces2.html.
[19] The Commission recently approved this approach of using CalEnviroScreen in SCE's and SDG&E's electric vehicle pilot programs in A.14-10-014 and A.14-04-014. See D.16-01-045, p.138, and D.16-01-023, p.41.

**Table 6 – Affordable Multifamily Housing**
**Compliant with Section 2852[20]**

| | State | | IOU Jurisdictions | | DACs within IOUs[21] | |
|---|---|---|---|---|---|---|
| | *Properties* | *Units* | *Properties* | *Units* | *Properties* | *Units* |
| LIHTC | 4,213 | *312,237* | 2,932 | *225,173* | 921 | *75,187* |
| HUD | 1,422 | *98,812* | 918 | *63,549* | 249 | *19,276* |
| USDA | 388 | *19,119* | 315 | *15,214* | 91 | *4,851* |
| TOTAL | 6,023 | *425,168* | 4,165 | *303,936* | 1,261 | *99,314* |

CEJA and Kevala developed a GIS-based tool identifying eligible multifamily affordable housing properties. This tool is available at: https://keva.la/ceja.

***Community Choice Aggregators (CCAs)*** – Section 2870(i) states that "[t]he commission shall determine the eligibility of qualified multifamily affordable housing property tenants that are customers of community choice aggregators."

We propose that qualified multifamily properties that are CCA customersshould be included in the Multifamily Solar Roofs program. By targeting underserved affordable housing markets and low-income renters, Multifamily Solar Roofs program will address programmatic gaps and compliment other energy programs available in these areas. We further note that the funding source for AB 693[22] was established to provide customers of electrical corporations, including customers in CCAs, with a Climate Credit. We see no justification to exclude low-income residents of CCAs from this program.

Eligibility Determinations

There are several factors that significantly simplify the process for determining eligibility of affordable multifamily rental properties under AB 693. Financial assistance provided to multifamily housing from the public entities listed below directly support the development and

[20] Prepared by the California Housing Partnership Corporation, January 2016. Analysis is based on housing data compiled by CHPC from public agencies with regulatory oversight responsibilities. Data does not include federally-supported public housing properties administered by public housing authorities. These properties would add approximately 350 properties and 37,650 units to the statewide total.
[21] Numbers based on Top 25% of DACs as determined on a statewide basis using CalEnviroScreen.
[22] Subdivision (b) of Section 95890 of Title 17 of the California Code of Regulations.

operation of low-income, very low-income, and extremely low-income rental housing. This assistance is conditioned on state and federally-monitored compliance with annually updated and officially published housing rent and income restrictions.

- California Tax Credit Allocation Committee (TCAC)
- California Debt Limit Allocation Committee (CDLAC)
- California Department of Housing and Community Development (HCD)
- The California Housing Finance Agency (CalHFA)
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Department of Agriculture – Rural Development (USDA-RD)
- Redevelopment Agency successor agencies in good standing with HCD
- City or county governments, administering HOME Funds in compliance with HUD regulations.

Multifamily rental housing assistance programs administered by the public agencies listed above satisfy both AB 693's requirement that the property have a deed restriction or regulatory agreement prescribing tenant income and rent levels pursuant the terms of financing or financial assistance[23], and AB 693's requirement applicable to properties located outside of DACs that 80% of renter households have incomes at or below 60% of the area median income.

Several public agencies and non-profit organizations maintain databases of affordable multifamily properties within the State of California that can be made available to the Program Administrator to develop a list of properties eligible for the program. This data could assist the Program Administrator in verifying eligibility and streamlining the eligibility process. A list of qualified LIHTC and HUD-assisted multifamily properties, prepared by the California Housing Partnership Corporation (CHPC) from data provided by the public agencies, is provided in Appendix B and C.

Additionally, affordable multifamily rental properties eligible under AB 693 are subject to strict income reporting and verification requirements. Federal and state housing agencies require property owners to collect and maintain records of tenant household incomes. Where a question exists about whether a multifamily rental property meets a particular income standard, the Program Administrator could use a copy of the current rent roll to verify

[23] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(a)(3). This section references Section 2852(a)(3)(a)(i) of the Public Utilities Code. See at http://codes.findlaw.com/ca/public-utilities-code/puc-sect-2852.html

compliance with the program's eligibility standard without disclosing protected tenant information.

Eligibility Requirements and Documentation

To make eligibility determinations, we recommend that the follow requirements be adopted for the Multifamily Solar Roofs Program:

- *Presumption of Eligibility* – Affordable multifamily properties with a deed restriction or regulatory agreement from one of the agencies listed above should be presumed eligible for the Multifamily Solar Roofs program. We recommend that the Program Administrator develop and annually update a list of prequalified affordable multifamily rental housing properties in consultation state agencies and non-profit housing organizations that maintain data on California's affordable multifamily housing inventory.

- *Requirements for Property Certification of Eligibility* – Affordable multifamily properties on the pre-qualified list should be permitted to submit a certification of eligibility to establish program eligibility signed by the property owner or officer of the affordable housing organization. The certification should minimally provide the following information:
    i. Name and address of the affordable multifamily property.
    ii. Name and contact information for the public agency that is responsible for regulating the property.
    iii. Certification that the property has a deed restriction, regulatory agreement or housing assistance agreement with the listed public agency.
    iv. Certification that the remaining period of affordability on the property is at least 10 years or in instances where the property has less than 10 years remaining on the regulatory agreement, the property owner agrees that the property will extend current rent affordability restrictions at the property for at least 10 years as a condition of receiving incentives under this program.[24]
    v. Certification that tenant incomes at the property meet one of the following income eligibility standards:
        a. Property is located in a DAC and the tenant incomes are at or below 80% of the AMI;
        b. Property is not in a DAC and 80% of the tenants have incomes at or below 60% of the AMI.

- *Properties Funded by Designated Agencies Not on a Pre-Qualification List* – Newly developed properties and other affordable housing properties that have a deed restriction or regulatory agreement from one of the designated public agencies that are not on the

[24] Similar affordability restrictions are set for the California Low Income Weatherization Program for Large Multifamily Projects. The requirements for this program could be used as a model. See: https://camultifamilyenergyefficiency.org.

prequalified list of properties should be permitted to make a request to be added to the prequalified list if they can provide additional supporting documentation. The documentation includes:

i. Copy of each deed restriction, regulatory agreement or housing assistance contract with the listed public agency or agencies.
ii. Requirements for Property Certification of Eligibility (listed above).

- *Properties Not Funded By Designated Public Agencies* – Affordable housing properties that have a deed restriction or regulatory agreement from a public entity other than the designated agencies should be permitted to make a request to be added to the list if they can provide supporting documentation including:
    i. Letter from the public entity or nonprofit organization with regulatory oversight responsibilities that includes information on the rent restriction and other affordability terms and conditions on the property pursuant to the terms of the financing or financial assistance.
    ii. Copy of each deed restriction, regulatory agreement or housing assistance contract with the listed public agency or agencies.
    iii. Requirements for Property Certification of Eligibility (listed above).

## IV. Geographic Program Targeting [25]

The Multifamily Solar Roofs program was intended to be broadly available to all qualified affordable multifamily rental properties. The specific legislative direction in AB 693 requires that resources be allocated "to install those systems in a manner that represents the geographic diversity of the state."[26] This requirement precludes a first-come first-serve approach, and calls instead for allocations to be made using a broad set of geographically-based considerations including how resources are distributed between qualified multifamily properties that are located in DACs and qualified properties that are located outside DACs.

While AB 693 does not prescribe a requirement that the Multifamily Solar Roofs Program adopt funding allocations or specific MW capacity targets based on whether a property is located in a DAC or outside of a DAC, we recommend geographic program targets based on funding allocations. An equitable distribution of funding between these DAC and non-DAC properties will further the legislative goal to install qualified systems "in a manner that represents the geographic diversity of the state."[27]

Under AB 693, setting geographic program targets based on funding levels is more logical than a MW based target because of the uncertainty around the amount of annual auction proceeds, the need for dollars before installations and MW can be realized, and because the actual *investment spending* in each community is directly correlated with things like job training, job placement, and other economic development opportunities.

### DAC Funding Target

Under the approach proposed above, we specifically recommend that funding targets be set based on the percentage of eligible properties that are located in CalEnviroScreen DACs and percent of qualified properties located outside of CalEnviroScreen DACs. In this regard, as shown in Table 6, the number of qualified multifamily properties in DACs is approximately 30% of the total qualified multifamily properties in IOU jurisdictions as defined on a statewide basis using the CalEnviroScreen tool (see table 6). Assuming CalEnviroScreen is used on a statewide

[25] Questions 5, and 6 and 23 of the ALJ's July 8, 2016 Ruling are covered in this section.
[26] AB 693. Section 1.(e)
[27] AB 693 Section 1(e).

basis for the Multifamily Solar Roofs Program, we proposed that 30% of the program's funding on an annual basis be allocated for use in DACs. If CalEnviroScreen is used by IOU service territory or some combination of service territory or statewide, then the Commission would need to calculate the new percentages of DAC-eligible buildings and adjust the funding allocation accordingly.

Flexibility in Managing Target

To successfully implement the Multifamily Solar Roofs Program, the Program Administrator (PA) should have flexibility during a funding year to move funds from an undersubscribed allocation category to an oversubscribed category to ensure that program implementation is not bottlenecked and solar projects are being installed in a timely and efficient manner. However, before moving funds from DAC allocations for the benefit of properties located outside of DACs, the PA should be required to provide additional outreach and technical support to undersubscribed areas to ensure that properties within these areas have access to the program funding that is available. Additionally, we recommend that the PA be required to file an advice letter before shifting funds to ensure that stakeholders have the opportunity to comment on the proposed transfer.

Any transfer that is authorized should not exceed the total demand for incentive dollars needed by the other bucket, and when applications are received in the undersubscribed bucket, those applications should be prioritized in an attempt to preserve the original allocation as much as possible. To ensure that funding targets are met for DACs, the Program Administrator should be required to make adjustments in future program year allocations to ensure that over the course of the program the funding allocation targets for DACs are meet.

Other Geographic Diversity Considerations

In addition to allocating incentive dollars according to DAC and non-DAC designations, The Program Administrator should track reservations and installations to ensure geographic diversity throughout California. AB 693 aims to install qualified systems "in a manner that

represents the geographic diversity of the state."[28] Accordingly the distribution of solar installations and funding commitments is also important in terms of whether the project is in urban, suburban, and rural communities.

While we do not recommend specific funding or MW targets based on these or other geographic designations, we recommend that the Program Administrator make efforts to ensure that low-income multifamily building owners and tenants in all geographic settings benefit from going solar. This approach could be similar to what occurs in the SASH program and the efforts made to ensure that all counties within the state benefit from program investments.

Resource Allocation Plan and Goals

To implement the proposed targets, we recommend that the Program Administrator prepare a Resource Allocation Plan and set an annual funding targets DACs and non-DAC that is based on available funding and assessment of solar market potential and demands, as well general consideration for achieving broader statewide geographic diversity objectives.

We propose that the Resource Allocation Plan should be developed and updated annually in consultation with environmental justice and other community-based organizations to develop priorities and strategies for meeting geographic diversity goals and objectives. The goal of the plan should be to develop general criteria and guidelines for allocating resources and should identify additional actions necessary to address solar access barriers. Additional actions for DACs should minimally include enhanced community engagement, tenant and property owner education on solar benefits, and technical support for project implementation. Annual updates to Resource Allocation Plans should adjust allocation priorities and outreach efforts to ensure that geographic diversity goals and objectives are achieved throughout the duration of the program.

In tracking program allocations, we recommend that the Program Administrator adopt metrics to help guide outreach and technical support activities including:

*i.* Number of solar installations *(Projects reserved and Installed).*

[28] AB 693 Section 1(e).

*ii.* Number of low-income renters receiving solar benefits *(Projects reserved and Installed).*
*iii.* Number of CARE eligible customers reached by program *(Projects reserved and Installed).*
*iv.* Amount of PV generation allocated to offset tenant usage *(Projects reserved and Installed).*
v. Number of local hires from solar projects.

Counting Towards AB 327 Compliance

AB 693 provides that the Multifamily Solar Roofs program "may count toward the satisfaction of the commission's obligation to ensure that specific alternatives designed for growth among residential customers in disadvantaged communities…"[29]

The qualified properties under AB 693 represent a very small segment of the residential markets within DACs. Energy Division staff have reported that there are nine (9) million people residing in top 25% of impacted communities and that on average, 54% of the total population DACs are low-income[30] In contrast, there are fewer than 100,000 households residing in AB 693-qualified multifamily households in DACs within IOU jurisdictions.

If AB 693 adoption rates counted towards the special efforts under AB 327 it could skew the specific alternatives adopted pursuant to AB 327 to a narrow segment of the residential market in DACs. This is because AB 327 will likely target other market segments (e.g., single-family homeowners or renters, multifamily buildings that are less than 5 units). This result would be contrary to the intent of AB 327. And we therefore strongly recommend against counting AB 693 results towards AB 327 implementation goals.

Several parties have expressed a desire to target different market segments for the purposes of AB 327 since AB 693 is already targeted low-income multifamily tenants, and other programs with similar qualifying criteria could leave out market segments not targeted by AB

[29] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(b)(1).
[30] Energy Division Staff Paper Presenting Proposals for Alternatives to the NEM Successor Tariff or Contract for Residential Customers in Disadvantaged Communities in Compliance with AB 327, June 3 2015. Low-income is defined as at or below 200% of the Federal Poverty Level, which corresponds with the income eligibility requirements of CARE.

693, be duplicative, and administratively burdensome.[31] We recommend that the different residental market segments are considered separately in tracking solar adoption rates. For example, installations under the AB 693 program should not count towards AB 327 obligations if the specific alternative adopted pursuant to AB 327 targets single-family home owner or renters or low-income multifamily buildings with less than five units. This will ensure that AB 693 does not swallow up the 327 program in contravention to the mandate of both AB 327 and AB 693.

[31] See, e.g., Greenlining Opening Comments on ALJ Ruling Seeking Comment on AB 693 pp. 5-6 (Nov. 2, 2015); GRID Opening Comments on ALJ Ruling Seeking Comment on AB 693 pp. 4-9 (Nov. 2, 2015); MASH Coal. Opening Comments on ALJ Ruling Seeking Comment on AB 693 pp. 2-6 (Nov. 2, 2015).

## V. Tenant Allocations[32]

AB 693 states that:

> The commission shall require that the electricity generated by qualifying renewable energy systems installed pursuant to the program be primarily used to offset electricity usage by low-income tenants. These requirements may include required covenants and restrictions in deeds.[33]

A priority of the Multifamily Solar Roofs program is for a majority of the generation from the solar energy system to offset electricity used and paid for by tenants. Compliance with this mandate can be accomplished by establishing design requirements for the solar energy systems supported by the program and does not require additional covenants or deed restrictions. The appropriate design of qualified solar energy systems at affordable housing properties must consider a number of factors that limit system sizing, and also balance the need to offset electricity use for both residential units and common areas to make the solar installation financial feasible for the property owner. We recommend that the design of the solar energy system consider the key factors listed below.

### Tenant Electricity Usage

Designing a PV system at a multifamily property based on tenant usage can be complicated. Usage varies widely across units and to date access to tenant utility data has been limited. Caution is necessary to prevent system over-sizing to minimize financial risks to property owners.

California electricity usage is among the lowest per capita in the country. The California Public Utilities Commission (CPUC) reports that California's average residential electricity usage was 542 kilowatt-hour (kWh) per month in 2014, and was 519 kWh per month in 2015.[34] This finding is consistent with a report prepared by Evergreen Economics for the Energy Savings

[32] Questions 13 and 14 of the ALJ's July 8, 2016 Ruling are covered in this section.
[33] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(f)(2).
[34] Reagan R. Rockzsfforde and Marzia Zafar, Geospatial Analysis of California's Utility Services, California Public Utilities Commission, May 23, 2016.

Assistance (ESA) and California Alternative Rate for Energy (CARE) programs, which reported that CARE customers in 2012 had an average electricity usage of 547 kWh per month.[35]

In estimating tenant electricity usage in multifamily rental buildings it should be noted that the data in the referenced reports includes residential households in both multifamily and single family housing and therefore likely overstate household electricity use in multifamily rental buildings. There are several intuitive reasons why single family homes would have greater plug load and lighting use. Single family homes are larger than affordable multifamily units, have more physical space for more devices, and more occupants consuming energy services. Occupants in single family buildings also tend to have more household income to spend on increased amenities, such as additional devices or devices with premium features.

Further analysis is needed to estimate the multifamily electricity use once data is available from utility companies. To set a benchmark for the purposes of this proposal we estimated that per unit multifamily electricity use is on average 70% to 80% of the average residential usage in the state, or approximately 4,200 kWh to 4,800 kWh annually.[36] Assuming that 2kW of PV capacity is provided on average to each unit, the PV generation could offset 60% to 70% of each unit's electricity use.

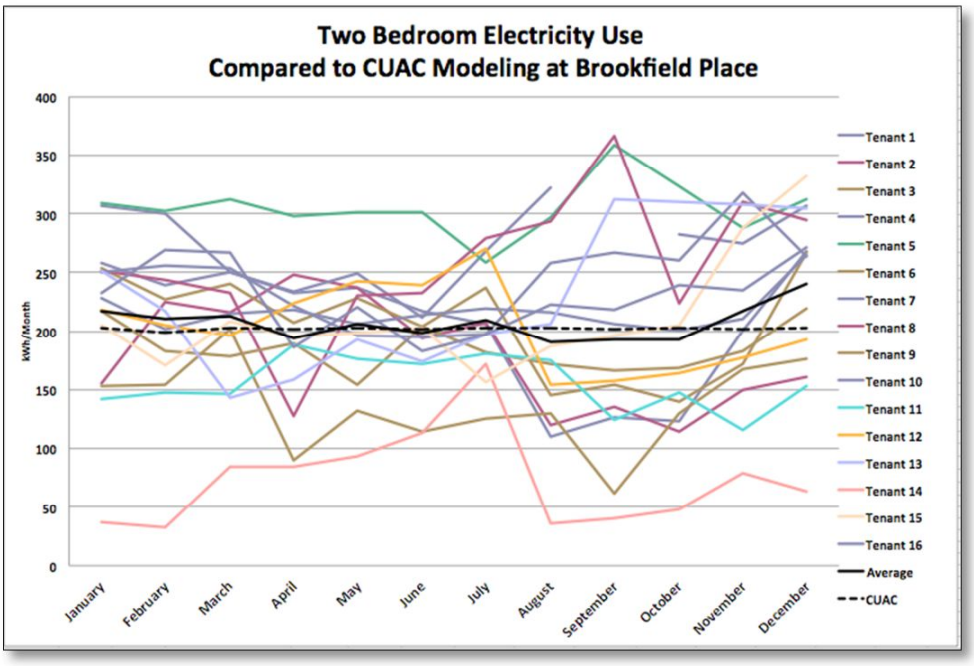
Sizing of PV systems at multifamily properties must also consider wide differences in energy use among tenants at a multifamily site. The differences are illustrated in the chart below, which was contained in report prepared by Redwood Energy evaluating the accuracy of energy modeling for apartment complexes.[37]

---

[35] Evergreen Economics, Needs Assessment for the Energy Savings Assistance and the California Alternate Rates for Energy Programs Volume 1: Summary Report, Final Report, December 16, 2013. Prepared for Southern California Edison, Pacific Gas and Electric, Southern California Gas, San Diego Gas and Electric and the California Public
Utilities Commission.

[36] This estimate is generally consistent kWh usage seen in the large Multifamily Low Income Weatherization Program. The Association for Energy Affordability (AEA) has developed a tenant kWh load estimation tool using the 2009 Residential Appliance Saturation Study (RASS). The RASS The study yielded energy consumption estimates for 27 electric and 10 natural gas residential end-uses and appliance saturations for households.

[37] Redwood Energy, Is the Modeling Produced by the California Utility Allowance Calculator Accurate? A Study of Seven Apartment Complexes, September 15, 2013.




The chart above reinforces that in implementing the Multifamily Solar Roofs Program caution should be taken to ensure that PV installations are not designed to offset 100% of the aggregated tenant use at a multifamily property. Doing this would result in some tenants being allocated more credits than they could use during a year. Because all of the credits generated cannot be used to offset electricity use, the cost-effectiveness and economics of the investment is reduced. Based on the variations seen in the analysis conducted by Redwood Energy, we recommend that offsets to aggregated tenant loads be capped at 70% pending further analysis to determine more precise PV scaling criteria for PV systems in multifamily buildings. In this regard, energy data sharing requirements under AB 802 can assist property owners in normalizing tenant electricity usage to prevent system over-sizing.

Utility Tariffs

The economics of solar energy systems are also affected by utility tariffs. PV systems serving common areas have greater grid parity than low-income rental units because of significant differences in the utility rate structure. Additionally, as Time-of-Use (TOU) tariffs are adopted with later peak periods, the underlying economics of stand-alone PV systems is adversely affected. In these circumstances, more integrated energy strategies that combine

energy efficiency and energy storage with solar installation are necessary to ensure that the investment remains cost effective and preserves and enhances the value of the investment to the tenants and property owners. The changing economics of the solar energy system is addressed in more detail in the proposal's discussion of solar energy systems in Section XI. These economics considerations should be reflected in the design of the solar system.

Common Areas at Qualified Multifamily Properties

Qualified multifamily properties have both residential units and common areas that are used by residents. Common areas include reception areas, multi-purpose rooms, laundries, hallways, elevators, stairways, and parking area. While the legislation's clear focus is on the electricity usage within residential units, AB 693 does not exclude coverage of other building areas used by tenants. Moreover, because participation in the program is at the election of the owners of affordable housing properties, who typically are most motivated by the prospect of reducing electrical costs for owner-metered areas, coverage of common areas cannot be excluded without materially and adversely affecting program participation. Reducing electrical costs in common areas of rent-restricted affordable housing also has the ancillary benefit of reducing operating costs and therefore the need to increase rents over time. In summary, we recommend that the Multifamily Solar Roofs Program provide sufficient flexibility to offset common area electricity usage for owners to participate in the program.

Master-Metered Properties

The requirements enacted by AB 693 do not specifically exclude master metered properties. Indeed, AB 693 only requires that solar system be "primarily used to offset electricity usage by low-income tenants" and not entirely offset tenant usage.[38] The program's stated priority of offsetting tenant electricity usage is fulfilled whether or not the electricity is directly metered to the tenant or provided to the tenant by the property owner.

[38] Cal. Pub. Res. Code § 2870(f)(2) (emphasis added); See also Cal. Pub. Res. Code § 2870(g) (stating the requirement for when tenants participate via VNEM in a separate section of the bill, indicating that that there are two requirements under the bill: one for when the common areas are served – that the system primarily offset tenant load - and another describing the bill reductions and direct economic benefits the tenants receiving the primary offset must receive).

Excluding master-metered properties would be detrimental to low-income renters. In the context of California's affordable multifamily inventory, master metered properties typically include older buildings, which have higher energy use, and buildings that provide housing for special needs or at risk housing populations such as the elderly, persons with disabilities, single-room occupancy housing, and transitional housing for the homeless. These properties are highly vulnerable to utility cost increases, which can adversely affect the property's financial stability and affordability. Excluding these properties would run counter to AB 693's express purpose of providing assistance to low-income customers to make sure they can afford to pay their energy bills, reducing energy bills for CARE customers, and making solar systems more accessible to low-income and disadvantaged communities.[39]

Additionally, for master-metered buildings, the installation of solar energy systems to offset electricity used by tenant is an important strategy for making operating funds available to provide tenant services, make building improvements, and preserve affordable housing options for vulnerable at-risk populations. We view these outcomes as tenant benefits under AB 693. This is especially important for non-profit housing organizations, which are subject to added restrictions requiring property income to be used for tenant services and building improvements.

While we do not have a precise count of affordable multifamily rental properties that are master-metered because of database limitations, we estimate that approximately 20% of the affordable housing inventory is master-metered for the electricity used by low-income tenants. The Commission should not exclude this significant portion of the low-income multifamily market and its vulnerable tenants in need of the benefits of going solar.

Criteria for Criteria Designing Solar PV Systems and Sizing Incentives

To address the issues discussed above, we recommend that the Multifamily Solar Roofs Program set criteria for the design of solar systems that are supported through the program's incentive structure. Specifically, we recommend that the following criteria be adopted to ensure that solar energy systems are properly sized and that incentives are appropriately

[39] See AB 693 Section 1(a), (b), & (e).

targeted to solar energy systems that offset electricity used by or paid for by low-income renters, while providing flexibility to address site conditions that limit the ability of the property owner to adequately serve both residents and common areas, and circumstance that affect the financial feasibility of the solar installation:

- *Balanced Solar Design:* The design of the solar systems should balance the needs of both the residents and property owners to ensure the project's financial feasibility as well as the owner's motivation to participate in the program.
- *PV Allocation*: At least 51% of the electricity generation should be allocated to residential units unless site conditions limit the sizing of the PV system.
- *Tenant Area Service:* Solar energy systems serving residential units should be limited to 70% or less of the aggregated tenant electrical usage at the qualified multifamily site to prevent system over sizing, and should factor in reductions to consumption from energy efficiency improvements and benefits accrued through storage devices when applicable.
- *Common Area Service*: Solar energy systems serving property common areas may offset up to 100 percent of common area electrical demands after considering tenant offsets and factoring in energy efficiency improvements.
- *Master Metered Buildings*: Master-metered buildings may participate in the program on the condition that energy savings from the installed solar energy systems be used to pay for support services provided to tenants, energy efficiency improvements in residential units, or other building improvements benefiting tenants.
- *Properties with Site Limitations*: Properties with site conditions limiting the ability to serve both residential units and common areas may increase the allocation of PV generation to offset common area use to the extent needed to ensure that the solar energy installation is financially feasible.
- *Allocations to Tenants and Other Qualified Multifamily Sites:* PV generation from a solar energy system installed at a qualified multifamily site may be allocated to low-income tenants at another qualified multifamily property that is owned by the same nonprofit housing organization and within the same utility jurisdiction.

Documentation and Verification of Allocation

Allocations for solar energy systems and updates to system design and allocations should be submitted to the Program Administrator as part of the application, reservation, and payment process. Minimally, the documentation should provide:

- PV system size and design detail (number of modules, inverters, annual kWh, etc.).
- PV allocations for tenant residential units and for common areas (annual kWh and percent of total).
- PV offsets for tenant residential units and for common areas (annual kWh and percent of total).
- Number of units at property and number receiving a direct PV allocation.

- PV allocations by unit type or size (annual kWh and percent of allocation by unit type).
- Other offsets provided to tenant residential units and for common areas from energy efficiency and energy storage systems (annual kWh and/or annual kW).
- Explanation of site condition affecting solar energy system allocations.
- Explanation if less than 100% of the units receive allocations from the solar energy system.

The Program Administrator should conduct periodic reviews to verify that the electricity generated by incentivized systems is offsetting electricity usage of low-income tenants. This can be accomplished as part of the energy benchmarking required under AB 802, which reflects utility data provided by utility companies on the energy usage and solar allocations recorded on utility meters at the property. We recommend that the property owner can be required to provide reports from energy benchmarking systems to the Program Administration for a prescribed period following the installation of a solar energy system. Should further analysis be required, the Program Administrator could request utility data from the respective utility companies or conduct selected site audits of utility billing records to verify compliance.

## VI. Tenant Benefits[40]

Under the Multifamily Solar Roofs Program, the economic benefits from the electricity allocated to tenants from a solar energy system installed at a qualified affordable multifamily rental property must be provided to tenants residing at a qualified multifamily property as a credit on their utility bills.[41] In this regard, AB 693 provides that:

> The commission shall ensure that utility bill reductions are achieved through tariffs that allow for the allocation of credits, such as virtual net metering tariffs designed for Multifamily Affordable Solar Housing Program participants, or other tariffs that may be adopted by the commission pursuant to Section 2827.1.[42]

Virtual Net Metering

Multifamily individually metered renter households are a challenging segment for solar PV adoption due to the problem of distributing the benefits of system output among individually metered occupants. To address this issue, the CPUC directed the IOUs to file tariffs for Virtual Net Energy Metering (VNEM).[43] The specific intent of VNEM was to help low-income residents receive direct benefits from a solar system installed at a multifamily property. Based on the merits of these tariffs, the CPUC expanded VNEM to all multi-tenant, multi-meter properties in 2011 and included all NEM-eligible technologies for eligibility.[44] The CPUC reports that as of the end of 2015 there were over 274 (*non-MASH*) VNEM projects using a VNEM tariff with a combined capacity of 8.1 MW.[45] Given that VNEM is a well-established and successful mechanism for distributing the benefits of system output among individually metered occupants, we recommend that VNEM tariffs be used for the Multifamily Solar Roofs Program with modifications to address the following issues:

- *Effect of Non-Bypassable Charges and Design of TOU Rate Structures* – The CPUC final decision in the NEM 2.0 proceeding requires that NEM successor customers pay for

[40] Questions 13 and 14 of the ALJ's July 8, 2016 Ruling are covered in this section.
[41] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(g)(1) states, "low-income tenants who participate in the program shall receive credits on utility bills from the program."
[42] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(g)(1).
[43] D.08-10-036
[44] California Solar Initiative Annual Program Assessment, June 2016. California Public Utilities Commission.
[45] Ibid.

Non-Bypassable Charges (NBC) on all energy consumed from the grid. NBCs are used to support low-income energy services and program. We generally support the use of NBC in the program, but requests that the Commission consider impacts of NBCs in the design of TOU tariffs for low-income tenants. NBC's would equate to an added two cents or more per kWh. For a low-income household on CARE, NBCs would add 15% to 20% to a CARE household's utility bill. Coupled with a requirement to convert to TOU rates, and new utility rate structures that move peak periods to evening hours, the added charges and utility costs will substantially diminish the financial benefits of the program. Accordingly, we recommend that the VNEM tariffs incorporate TOU rate structures that do not adversely affect the economic benefits that would otherwise be received by tenants.

- Tenant Aggregation at Qualified Multifamily Sites – The tariff rate design for the Multifamily Solar Roofs program should also recognize that mid-rise and high-rise multifamily dwellings are not well aligned with the objective of scaling PV systems to offset tenant electricity loads because of roof space limitations and other site conditions. These conditions primarily affect properties located in denser more urban areas and new infill developments located along transit corridors, which are supported by investments from other Cap and Trade programs. To provide solar access to low-income tenants in these properties a tariff structure is needed to permit the generation from solar energy systems at a qualified multifamily site to be shared with low-income tenants residing at other qualified multifamily properties that are unable to provide solar to tenants because of site constraints.

  We recommend that nonprofit controlled affordable multifamily property owners with multiple qualified properties in their inventories be permitted use AB 693 incentives to develop solar installations at one or more qualified multifamily sites that are scaled to serve low-income tenants residing at other qualified multifamily sites owned by the same nonprofit controlled housing organization and within the same utility territory.

  Under this approach, which is similar to tariffs adopted in Massachusetts[46] and permissible under California law[47], the property owner would provide written notice to

[46] See Massachusetts Green Communities Act. Can be viewed at https://malegislature.gov/Laws/SessionLaws/Acts/2008/Chapter169

[47] AB 693 only requires that the "qualifying solar energy system" be installed on eligible properties, and that those systems "primarily … offset electricity by low-income tenants [of eligible buildings]." See Cal. Pub. Res. Code § 2870(a)(3) & (4), (f)(1) & (2). In turn, AB 693 defines "solar energy system" by the criteria in Cal. Pub. Res. Code section 25782, which requires in relevant part: (1) The solar energy system is intended primarily to offset *part* or all of the consumer's own electricity demand; and (2) The solar energy system is located on the same premises of the end-use consumer where the consumer's *own* electricity demand is located. Cal. Pub. Res. Code § 25782(2), (5) (emphasis added). These sections therefore only require that the building owner's own usage, the common area meter(s) connected to the solar system, need to be partially offset. The tenants would not have to be onsite, however, because tenants would always receive bill credits via VNEM on individually metered properties. In other words,

the Program Administrator and utilities of the other qualified multifamily properties that would be served by the system, the meter information for the tenants at the secondary sites, and designate the amounts of the credits allocated to such customers similar to what is required under VNEM.

- Tenant Contributions for Solar O&M – To the extent that the program incentives and energy savings from common areas are not available or sufficient to cover ongoing operation and maintenance (O&M) costs for the solar energy system inclusive of equipment replacement, a mechanism is required to facilitate the collection of contributions from tenants so that the O&M costs of the solar energy system can be covered.

  Accordingly, we recommend that an O&M charge be incorporate in the VNEM tariff, and included on monthly utility bills along with the solar offsets and credits provided to the customer. The charge should reflect a per kWh estimate basis of reasonable and ordinary O&M costs and be billed on a per kWh basis based on the number of kWh offsets allocated to the tenant. The allowable O&M charges should not exceed two cents per kWh[48] or exceed 20% of the offsets, to ensure that tenants receive a direct economic benefit.

---

if the building owner is offsetting part of the common area load and the system is located on the eligible building where this offset is occurring, it meets the criteria of 25782(2) and (5). In addition, AB 693 only states that the system must primarily offset tenant load, but does not specify that those tenants must live in the same building where the system is sited. See Cal. Pub. Res. Code § 2870(f)(2). Moreover, AB 693 permits a VNEM tariff "such as virtual net metering tariffs designed for Multifamily Affordable Solar Housing Program participants or other tariffs that may be adopted by the commission pursuant to Section 2827.1." Cal. Pub. Res. Code § 2870(g)(1). Accordingly, the VNEM tariff need not be identical to the MASH VNEM tariff, which limits credits to onsite tenants, because the VNEM tariff could be developed in the "disadvantaged communities" portion of AB 327. Furthermore, although not adopted by the Commission in Phase I, the Joint Solar Parties and the Energy Division Staff proposed varying versions of expanded VNEM that would allow the allocation of bill credits to offsite tenants within the same IOU service territory and with the same census tract in the same IOU service territory, respectively. See Administrative Law Judge's Ruling Accepting Into the Record Energy Division Staff Papers on the AB 327 Successor Tariff or Contract, Attachment 2: Energy Division Staff Disadvantaged Communities Proposal for AB 327, p. 2-12 (June 4, 2015); Joint Solar Parties Proposal, p. v (Aug. 3, 2015). These proposals are still under consideration and as such, the Commission should not foreclose the possibility that AB 693 could include an expanded VNEM tariff that would allow off-site eligible low-income tenants to receive VNEM credits from a system located on another building owned by the same building owner. This tariff would be similar to net energy metering aggregation, although the properties would not need to be contiguous.

[48] Current O&M charges are estimated at $0.02/kWh. The collection of O&M charges would be provided to property owner and retained in a reserve account for scheduled maintenance and equipment replacement.

Utility Allowances

There is considerable confusion regarding utility allowances in the various AB 693-eligible affordable housing programs and whether applicable utility allowance policies and guidelines can operate to reduce or eliminate prescribed solar benefits to low-income tenants. In affordable housing, the total amount of regulated rent paid by tenants includes both housing costs and a reasonable amount of utilities. Where the tenant pays utility costs directly to the utility provider, owners must provide a utility allowance to credit tenants for a reasonable estimate of those costs. The utility allowance is not equal to the actual costs paid by each tenant. These allowances vary by unit size, and depend on the rules applicable to each program. Utility allowances are updated periodically, usually annually. Over time, if utility allowances are increased to reflect increased utility costs, such as rate increases, the amount of the tenant rent paid to the owner decreases by the same dollar amount. Conversely, if the utility allowance is decreased for any reason, possibly including reduced electricity costs from a solar installation, the amount of the tenant's rent payment to the owner may increase. Whether reduced electricity costs due to solar must or could trigger changes in the utility allowances at a specific affordable property depends on the type of utility allowance methodology being used under applicable program rules, and whether that methodology can be changed by the owner.

For most AB 693-eligible affordable housing properties, utility allowances are determined in either of two ways, using: (1) "project-specific" methodologies, such as actual consumption billing data or energy modeling at the specific property; or (2) a schedule, usually provided by the local Public Housing Authority (PHA), which is based upon community-wide data that reflects utility consumption in the overall housing stock. Generally, properties that have rental assistance under a HUD or Rural Development (RD) program (e.g., project-based Section 8 or RD Rental Assistance) must use a project-specific methodology, usually actual consumption data. This category includes those Low-Income Housing Tax Credit properties that also have HUD or RD Rental Assistance. Most affordable properties supported by LIHTC or Project-Based Vouchers use a PHA schedule, although a small number of LIHTC properties

developed since 2009 have elected to establish a project-specific allowance using a TCAC-approved energy consumption model, the California Utility Allowance Calculator (CUAC).

In the MASH program, adjusting utility allowances was seen as part of that program's financing strategy for LIHTC properties. Under that program, because incentive levels were not sufficient to cover the costs of solar installations serving low-income tenants, the MASH program explicitly permitted property owners to adjust (lower) utility allowances through a special process created by the California Tax Credit Allocation Committee (TCAC) for recipients of MASH funding. This restricted process requires MASH projects seeking utility allowance adjustments to undergo an analysis using the California Utility Allowance Calculator (CUAC) to set the adjustment level. The adjustments would increase the tenant's rent payment to the property and thereby increase the cash flow to the property owners to support improvement costs (or increase the property's Net Operating Income).

This approach proved unsuccessful for a number of reasons,[49] and since the MASH 2.0program was launched nearly a year ago, TCAC has processed relatively few utility allowances adjustments.[50] Moreover, utility allowance adjustments to accommodate solar are not possible for HUD-assisted or USDA Rural Development (USDA-RD) properties under the MASH program. These agencies have no clear policy on whether or how allowances can or should be adjusted to account for MASH-required direct tenant benefits, and on how any subsidy savings to the agency from any allowance reductions that might occur can be shared with owners to cover gaps in financing installations.

Under the requirements set by AB 693, in contrast to MASH 2.0, all of the solar generation allocated to tenants is intended to provide direct offsets providing economic benefits to the tenants. Further, under AB 693, "the commission shall ensure that electrical corporation tariff structures affecting the low-income tenants participating in the program

[49] Problems encountered included the absence of project-specific methodologies capable of providing shared savings to both tenants and owners (in the case of HUD properties), inconsistent Public Housing Authority utility allowance schedules resulting in lower adjustments from solar, public policies requiring the use of different utility tariffs in calculating utility allowances resulting in cost increases to baseline utility cost estimates, the cost and complexity of CUAC administration, and modeling uncertainties.
[50] According to the California Tax Credit Allocation Commission, there are currently up to 20 projects undertaking utility allowance reviews using the CUAC, and as of June 2016 only one existing LIHTC property installing a MASH 2.0 solar project received approval for a utility allowance adjustment.

continue to provide a direct economic benefit from the qualifying solar energy system."[51] As such, the CPUC should carefully evaluate the effect of utility allowance policies to determine whether or not such policies or practices would affect the actual economic benefits received by low-income tenant households.

Our preliminary assessment is that AB 693's tenant benefit requirement will not be materially impacted for the vast majority of qualified multifamily properties:

- **LIHTC properties** – LIHTC properties comprise 70% of the eligible multifamily property inventory. For these properties, owners typically set utility allowances using PHA utility allowance schedules. Because the PHA schedule is based on a community standard, the solar credits received by the tenant household would not affect the amount of the utility allowance. The other method available to LIHTC properties placed in service since 2009 is the California Utility Allowance Calculator (CUAC). Under this method the solar production allocated to tenants can be removed from the calculation, so that the resulting project-specific allowance is unaffected by PV offsets for tenant loads. Additionally, for solar installations funded under AB 693, his method would be available only for new construction projects. Existing LIHTC properties participating in the Multifamily Solar Roofs program are not able to use the CUAC under TCAC's current policies. In summary, for LIHTC properties without HUD or RD rental assistance, the benefits provided to low-income tenants will not be adversely affected by federal housing policies and these benefits are currently safeguarded from recapture. To ensure that property owners using the CUAC do not inadvertently take solar credits intended for the sole benefit of the tenants, the Commission could require that solar credits be removed from utility allowance calculations.

- **HUD-assisted properties** – HUD-assisted properties comprise approximately 22% of the eligible inventory. Those HUD-assisted AB 693-eligible properties must use a project-specific actual consumption methodology to calculate utility allowances under HUD Multifamily Notice, H-2015-04.[52] This methodology currently presents a potential conflict with AB 693's tenant benefit requirements. Under this Notice, absent further modification, tenant benefits will be considered utility cost reductions driving commensurate reductions in utility allowances and increases in tenant rent contributions to owners. By reducing subsidy payments, and preventing owners from accessing the savings if needed, HUD will capture all of the AB 693-required tenant benefits from reduced electricity bills from low-income renters, in effect making HUD the beneficiary of the state's investment and this program's energy savings. HUD's guidelines were established through an informal internal process (issuing a Notice), not through formal notice-and-comment rulemaking. Thus, HUD apparently has considerable discretion in setting methodologies or other guidelines for calculating

[51] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(g)(2).
[52] HUD Notice H-2015-04, Methodology for Completing a Multifamily Housing Utility Analysis, June 22, 2015.

utility allowances for privately owned HUD-assisted properties. HUD could still establish revised guidelines to require owners to disregard the AB 693 solar offset or credit it back to tenants in their utility allowance calculations. HUD has been advised of this potential conflict, and on April 6, 2016 CHPC provided HUD an issue paper with specific recommendation to largely protect tenant benefits.

In summary, solutions within the discretion of the federal agency exist to resolve this conflict over HUD's capture of intended tenant benefits. Should HUD provide information to the contrary, the Commission can consider whether to adjust the program's tenant benefit requirements to accommodate HUD properties. In this regard, it should be noted that no such accommodation was provided for the MASH 2 program. Should an accommodation for the Multifamily Solar Roofs Program be considered, since HUD would be the primary beneficiary of the solar installations funded by the State of California, the Commission should consider what level of financial contribution is appropriate from HUD or HUD property owners to reduce the level of state incentives commensurate with the reduction in benefits provided to California renters.

- **Actions Required to Safeguard Tenant Benefits from Utility Allowance Recapture –** To ensure that publically regulated utility allowance polices do not conflict with AB 693's tenant benefit provisions, we recommend the CPUC and the Program Administrator take the following steps:
    i. Require owner certifications that a utility allowance reduction or increase in tenant rent payment will not be undertaken as a result of the installation of the solar energy system.
    ii. The Commission should effectuate state policy by advocating that HUD, USDA-RD and other state, federal, and local agencies not count the directed tenant benefits as income in determining the tenant's rent contribution.
    iii. The Program Administrator should conduct periodic monitoring and verification of housing types with known utility allowance policy conflicts to ensure that utility allowances are not reduced as a result of the solar energy system funded under AB 693.
    iv. Ensure that if utility allowance reductions are allowed by the Commission as a result of the installation of a solar energy system funded under AB 693, there is a corresponding decrease in the level of incentives paid.

Documentation and Verification of Tenant Benefits

AB 693 requires that:

> "The commission shall ensure that electrical corporation tariff structures affecting the low-income tenants participating in the program continue to provide a direct economic benefit from the qualifying solar energy system."[53]

To implement tenant benefit requirements for the Multifamily Solar Roofs Program we recommend that the Commission require:

- *Affidavit of Compliance with Tenant Benefit Requirements* – Property owners must certify that they will not undertake a utility allowance reduction or increase to tenant rent payments as a result of the installation of the solar energy system during the ten-year period following installation.

- *Program Administrator Due Diligence* – The Program Administrator must conduct reasonable due diligence to determine that tenants will receive and continue to receive a direct benefit under the program. The due diligence should include assessments of:
    i. Solar PV offset provided to tenants
    ii. Added costs paid by tenants for additional charges or fees or utility rate changes resulting from the installation of a solar energy system at the property
    iii. Net economic benefit received by the low-income tenants

- *Transparency* –As benefit recipients, tenants should be allowed to verify that promised tenant benefits are actually delivered. Calculations of tenant benefits and supporting documents for the property should be made available to tenants or their representatives.

[53] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(g)(2).

## VII. Solar Financing and Ownership Structures[54]

In general, affordable housing property owners and tenants prefer PV system ownership to Third Party Owner (TPO) transactions. Purchasing options provide lower long-term kWh costs and greater financial benefits to property owners and tenants, even with financing costs, and pose less out-year financial risk in comparison to TPO agreements that may contain cost escalators to bolster investor returns. However to accomplish system ownership objectives property owners require either deeper incentives or off-book project financial tools, such as on-bill financing, to cover costs.

TPOs can offer important options where property financing or off-book financing options are not available to cover solar project costs. Owners of rent restricted affordable multifamily housing need **one-stop** alternatives that provide access to financing with no front-end costs. Large solar companies with financing and investment funds capable of delivering integrated solar services typically provide these options. These options may be less available for smaller solar companies to participate in this program.

A number of affordable housing organizations have sought to develop their own investment entities to enable portfolio financing of solar projects, but these structures are complex and costly to develop, and further assistance is need to bring this mechanisms on line. In either type of transaction – property purchase or TPO – affordable housing owners seek sufficient upfront resources to minimize the cost of the solar investment to the property, increase the value of the investment, and minimize financial risk. Because the benefits from resident-serving solar energy systems must be retained by the low-income beneficiaries of the program, property owners generally require that the cost of solar energy systems serving residential units either be fully funded from incentives and any other resource that can be reasonably leveraged.

Additionally, property owners are concerned about how operations and maintenance (O&M) costs for the solar systems will be covered. Assuming that O&M costs are $0.02/kWh, O&M costs for a 150 kW PV system could average over $5,000 per year. Without a source to cover this cost, added O&M costs put a financial burden on the property; thereby discouraging

[54] Questions 11,15, and 16 of the ALJ's July 8, 2016 Ruling are covered in this section.

installation or, if not anticipated in the financial analysis, places the property at risk. Funding for O&M costs must be addressed in order for AB 693 implementation to be successful.

Ownership Pathways

The most direct way for property owners to own solar energy systems is where the property owner is leveraging Low Income Housing Tax Credits and federal investment tax credits as part of new construction or project refinancing and recapitalization. LIHTC-financed new construction and rehabilitation projects in particular provide opportunities to leverage resources in conjunction with the Multifamily Solar Roofs Program to install of solar energy systems. In 2015 alone, the TCAC awarded LIHTCs worth well over $2.5 billion to 221 new affordable housing properties and over 18,000 low-income residential units. By targeting projects receiving LIHTC funding, the Multifamily Solar Roofs program could lower average incentive payments and optimize the reach of the program. In order to target LIHTC properties and leverage this financing effectively, however, incentive reservation periods for the Multifamily Solar Roofs Program will need to 18 to 36 months to match the longer development periods associated with these larger construction projects.

Additionally, the LIHTC program encourages the adoption of above-code energy building standards for new construction,[55] and rehabilitation projects include energy efficiency investments to improve energy efficiency by at least 15%.[56] Hence, properties with LIHTC funding will automatically automatically meet the energy efficiency requirements adopted in AB 693.

Third Party Ownership Issues and Restrictions

There are a number of issues unique to TPO structures that should be addresses in the AB 693 program design should address including:

- *TPO MW and Funding Limitation Under the Multifamily Solar Roofs Program* – The ALJ asked specific question on whether program should place limits on the amount of

[55] In 2015, 58 of the 63 LIHTC funded new construction projects awarded 9% Tax Credits achieved LEED Gold or Silver standards,

[56] In 2015, all 27 LIHTC finding rehabilitation projects receiving 9% Tax Credit increases energy efficiency by 20% ir more and 30% of the projects included added sustainability measures such as solar PV.

incentive payments that can be paid to projects developed by any one third-party owner, or whether the program should include a limit on the number of MWs for projects developed by any one third-party owner, supplier, or installer.

Under the MASH 2.0 program, some solar providers have sought to monopolize the affordable housing market through MASH's reservation system. This has resulted in more limited contractor participation and has locked out some affordable housing properties wishing to participate in the program. Accordingly, we recommend that the Program Administrator phase the Solar Roofs application and reservation process during a year and limit the number of project reservations that a solar contractor or supplier or their affiliates can encumber during these periods, to build a more diverse and viable solar market for affordable housing.

To address this problem the following corrective actions are necessary:

i. Discontinue the practice of allowing solar companies to enroll multiple properties for a property owner at one time.
ii. Require that multifamily property owners make project applications.
iii. Establish process to phase application approvals on a quarterly basis
iv. Set a limit on project reservations that a housing applicant can receive during a quarter.
v. Provide property owners with conditional (60day) reservations to permit housing organizations to obtain competitive bids from multiple solar contractors before locking in reservations.

- *TPO Pricing* – Where a TPO agreement is proposed, and a significant portion of the project's cost are covered by incentives and other financial contributions from the property, the TPO agreement should be structured as pre-paid agreement to ensure that the property owner and the low-income tenants receive credit for these AB 693 investments. Additionally, we recommend that the Program Administrator monitor per kWh charges set by solar providers under TPO agreements to ensure that the per kWh changes are aligned with the amount of project costs financed and reasonable financing charges. Moreover, because escalators in TPO agreements can adversely affect out-year financial returns for the property owners, we recommend that cost escalators be prohibited under the program.

- *TPO Financial Projections* – The value of a TPO transaction is determined on the basis of the projected cash flow to the property owner. However, the reliance on cash flow projections can increase the risk to property owners, since the third party solar owners making the cash flow projection may be motivated to present more optimistic financial forecasts than actually supported to gain business by overstating savings estimates. This can occur in a number of ways:

    i. Not projecting all or the costs required by the agreement or including or disclosing the costs of rate escalators over the agreement period.

ii. Not properly correlating solar production with TOU rate structures.
iii. Not fully accounting for utility demand charges, utility fees or tariffs rate changes.
iv. Including savings from energy efficiency in financial forecasts.

Affordable housing owners serving low-income households under government imposed rent restrictions are both attracted by robust projections of future savings and ill equipped to cover gaps if financial projections are not achieved. For these reasons, we strongly recommend requiring robust information disclosures regarding projections about financial benefits and costs to protect this vulnerable market segment.

- *TPO Production Guarantees* – AB 693 requires that qualifying solar energy systems owned by third-party owners be subject to contractual restrictions to ensure that no additional costs for the system be passed on to low- income tenants and that third-party owners of solar energy systems provide ongoing operations and maintenance of the system, monitor energy production, and take appropriate action to ensure that the kWh production levels projected for the system are achieved throughout the period of the third-party agreement.[57]

  There are a number of practices that have been used by energy service contracting companies (ESCO) and solar PV companies to guarantee performance including providing specific annual guarantees of kWh production so that property owners are compensated for the amount of under production, or energy performance insurance, in which an insurance company guarantees performance levels. The Program Administrator should consult with the solar industry and other energy professions to determine the best options for ensuring that solar energy systems incentivized by payments from the Solar Roofs Program provide the production levels outcomes represented by the TPO.

[57] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(f)(4).

## VIII. Incentive Structure[58]

The incentive structure mandated by AB 693 is fundamentally different from the traditional approaches utilized for the MASH and SASH programs where program funding and capacity targets strongly influenced the underlying incentive structure.[59] Specifically, AB 693 states that in developing an incentive structure for Multifamily Solar Roofs program:

> "The commission shall ensure that incentive levels for photovoltaic installations receiving incentives through the program are aligned with the installation costs for solar energy systems in affordable housing markets and take account of federal investment tax credits and contributions from other sources to the extent feasible."[60]

This cost-based approach is necessary to ensure that the program has the capability to address financial barriers so that "solar energy systems [are] more accessible to low-income and disadvantaged communities,"[61] and that low-income renters are provided "a direct economic benefit from the qualifying solar energy system."[62]

MW Goal Should Not Affect Incentive Level

AB 693's goal to "install qualifying solar energy systems that have a generating capacity equivalent to at least 300 megawatts"[63] is reachable under the proposed program design but must be tempered by the practical considerations regarding how the goal was set and how the program is funded. The 300 MW goal set by AB 693 assumed full programmatic funding of $100 million annually for a period of 10 years. However, the level of funding for the Multifamily Solar Roofs program is contingent on the level of revenues received from the Cap and Trade auctions of GHG allowances allocated to electrical corporations pursuant to subdivision (b) of Section 95890 of Title 17 of the California Code of Regulations. Because of the general uncertainty about actual program funding over the period covered by the program, the Multifamily Solar Roofs Program should not adopt a MW capacity goal or an interim MW capacity goal that might

[58] Questions 7,15,16 and 23 of the ALJ's July 8, 2016 Ruling are covered in this section.
[59] D.15-01-027, January 9, 2015
[60] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(f)(4).
[61] AB 693. Section 1(e).
[62] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(g)(2).
[63] AB 693. Section 1(f).

adversely affect incentive levels necessary to install solar energy systems to reach low-income renters at qualified multifamily properties.

Design of Incentive Structure to Meet AB 693 Objectives

To meet the objectives of AB 693 and address the financial barriers association with solar PV installations serving low-income rental units, we recommend that the incentive structure incorporate the following principles:

- *Solar Cost Indexing* – Index solar costs for multifamily solar energy systems and reduce system costs by the annual percent reduction in solar installation costs or 7% per year over the program period pursuant to SB1,[64] whichever is less.

- *Tiered Incentive Structure* – Provide different incentive levels for common areas and tenant units and adjust incentive levels to reflect economies of scale.[65]

- *System Ownership* – Promote incentive options that enable property ownership of the solar energy systems.

- *Tenant Systems:* Cover up to 100% of the costs for portions of the system providing generation and economic benefits to tenants adjusted for other sources funding the solar energy systems.

- *Common Area Systems:* Cover up to 70% of the costs of common area installations adjusted for other sources funding the solar energy systems.

- *Contributing Sources* – Provide different incentive levels that reflect contributions from the Federal ITC, LIHTC program, and other sources offsetting the costs of solar energy systems. To reflect transaction costs and uncertainty in tax credit calculation should be capped at $0.80/per credit.

- *Property Contributions* – Require a minimum property contribution that is limited to 80% of the estimated energy savings from common area installations. Contribution can be satisfied on the basis of payments made toward towards O&M costs and rent payments under TPO agreements.

- *Pre-Paid Agreements* – For solar energy projects financed by TPO structures, require pre-paid agreements if 90% or more the indexed solar costs of the solar energy system are covered from incentives, tax credits and other tax benefits.

[64] Public Utilities Code, SEC. 5. Section 387.5(b).

[65] The economies of scale cost adjustments shown in Table 8 be modified consistent with the general findings in the LBNL Tracking the Sun VIII report.

- *Storage Devices* – Incentive structure for energy solar systems should be consistent with incentive provided under the SGIP and capped based on 75% of the PV generations and other system design considerations discussed in Section XI.

Alignment of Incentives with Solar Costs

The requirements that the program's incentives be aligned with costs and take account of federal investment tax credits and contributions from other sources strongly suggest that the incentive structure be based on indexes of solar costs and funding sources available to support solar installations.[66]

This required alignment of incentives to solar costs and other funding sources is a significant change and enhancement to what occurred under the MASH program. The MASH program evaluation reported that:

> Despite declining installed system cost trends in the U.S. PV market, MASH system installation costs did not decrease over time. For comparison, SASH system installed costs decreased every year from 2011–2013.[67]

In this regard, the Lawrence Berkeley Laboratory's study, Tracking the Sun, provide some insights on why solar costs in certain residential markets have not declined at the same rate as other markets. The report found that "states with higher incentives and/or higher electricity rates may have higher installed prices as a result of value-based pricing."[68,69] This practice is very prevalent in solar transactions financed through Third Party Ownership (TPO) structures, such as Power Purchase Agreements (PPA), inclusive of the majority of solar installation under

[66] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(f)(4).

[67] Navigant Consulting, California Solar Initiative—Biennial Evaluation Studies for the Single‐Family Affordable Solar Homes (SASH) and Multifamily Affordable Solar Housing (MASH) Low‐Income Programs Impact and Cost‐Benefit Analysis Program Years 2011–2013, December 1, 2015. California Public Utilities Commission.

[68] Galen Barbose, Samantha Weaver, Naïm Darghouth, Tracking the Sun VII: An Historical Summary of the Installed Price of Photovoltaics in the United States from 1998 to 2013, Lawrence Berkeley National Laboratory, September 2014. http://eetd.lbl.gov/sites/all/files/tracking_the_sun_vii_report.pdf

[69] Value-based pricing refers to a practice used by solar companies to provide PV service agreements based on the value of the solar to the customer, rather than based on the actual costs of the solar system (hard costs, installation costs, and development fees). The presumption by solar companies using this practice is that if the cash flow benefits are large enough, a property will look past the actual installations costs and added project costs paid over the period of the agreement.

the MASH program. The absence of cost reductions and cost controls for this program should raise concerns that the full benefits of the reductions in solar costs were not received by the tenants, property owners, or ratepayers and instead may have been directed elsewhere. Given the experience with the MASH program, safeguards are needed to ensure that the intended beneficiaries of the program and ratepayers receive the benefits that would result from cost reductions.

Develop and Use a Solar PV Cost Index

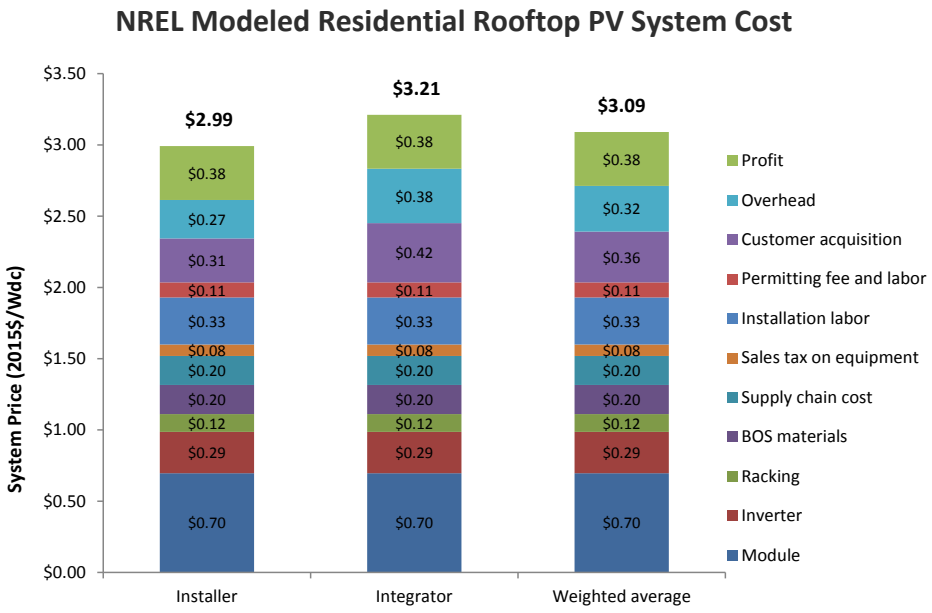
To meet the requirement in AB 693 that incentives be aligned with solar costs, we recommend that the Commission or Program Administrator for the Multifamily Solar Roofs Program develop a Solar Cost Index. The solar index should be developed in consultation with Lawrence Berkeley National Laboratory (LBNL) and the National Renewable Energy Laboratory (NREL) to ensure that an objective cost baseline is set for the program.[70]

As a starting point for estimating solar costs in California's residential markets, a recent report published by NREL[71] provides a useful benchmark of installed prices of U.S. solar photovoltaic (PV) systems built in the first quarter of 2015 (Q1 2015). This report is the first in an intended series of annual benchmarking reports covering residential and commercial solar PV installations. The analysis used a bottom-up methodology to capture variations in system cost and price driven by a number of factors. This approach enables benchmarking of system costs independent from price, which as NREL points out "is critical in understanding industry progress in reducing costs over time." The segment-specific models and inputs used by NREL to benchmark PV costs were reviewed and validated by industry and subject matter experts via

[70] LBNL has considerable expertise on performing solar costs analysis. The LBNL *Tracking the Sun* reports, developed with the Department of Energy, is a recognized reference of solar cost trends for grid-connected solar photovoltaic systems. The 2015 report includes data points from over 400,000 individual PV systems or 81% of all U.S. PV capacity installed through 2014.

[71] Donald Chung, Carolyn Davidson, Ran Fu, Kristen Ardani, and Robert Margolis, U.S. Photovoltaic Prices and Cost Breakdowns: Q1 2015 Benchmarks for Residential, Commercial, and Utility-Scale Systems, September 2015. National Renewable Energy Laboratory. Technical Report NRE/TP-6A20-64746. GTM Research, SEIA US Solar Market Insight Report. See: http://www.greentechmedia.com/research/subscription/u.s.-solar-market-insight

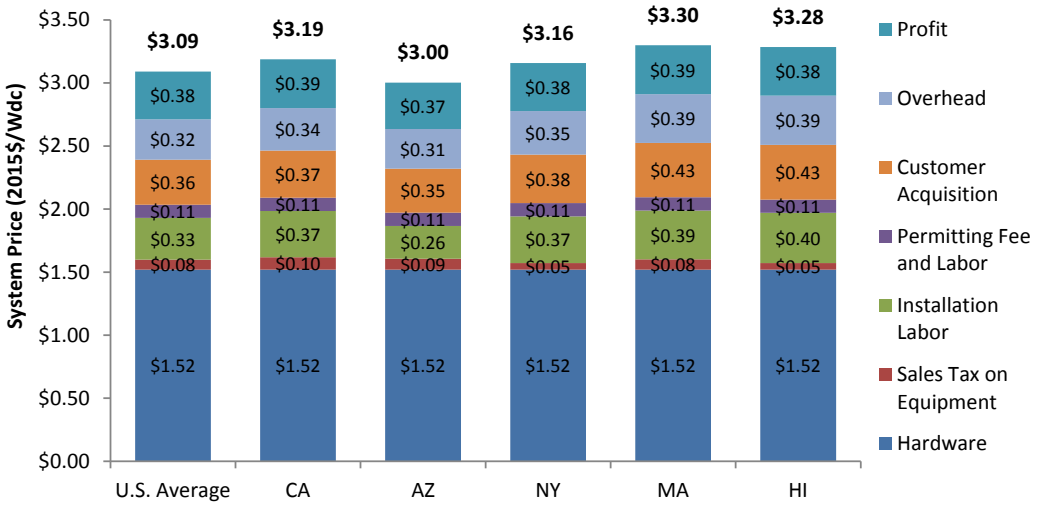
interviews as well as review of draft results. The findings of the analysis benchmarked residential solar PV costs at $3.09/watt. A breakdown of these costs in shown below.




**Source: NREL September 2015**

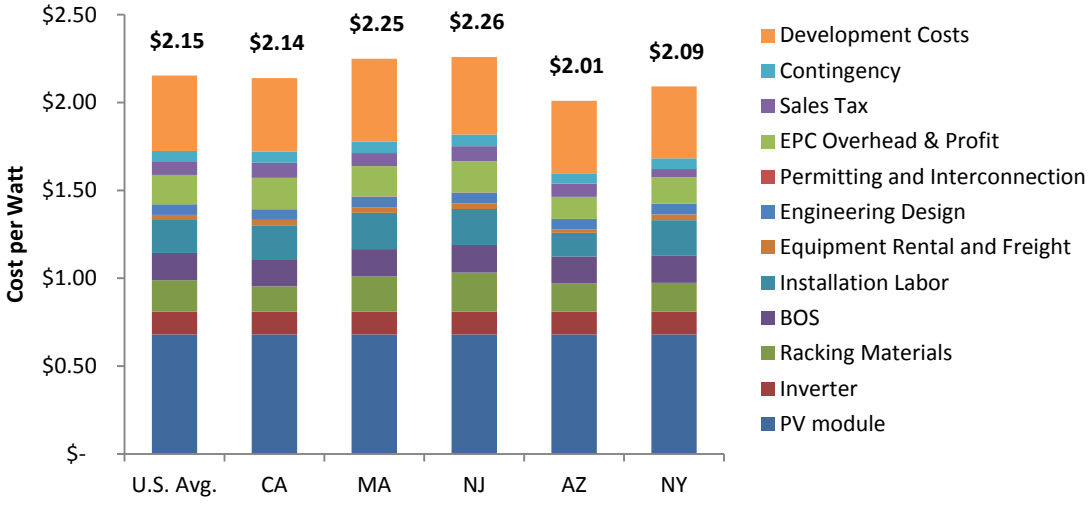
The NREL report also accounted for regional variations in solar costs for states including California and further analyzed the economies of scale gained as part of commercial installations for PV systems of 200 kW or more, which is a typical system size under the Multifamily Residential Roofs program. Aspects of this analysis are highlighted below.

**Regional Variables in Residential PV System Cost**




**Source: NREL September 2015**

**Regional Variables in Commercial PV System Cost**




**Source: NREL September 2015**

Recognizing that solar installations constitute a hybrid of the cost drivers for residential and commercial installation, we completed a review of NREL's report findings and LBNL's Tracking the Sun reports to develop an estimate of solar costs for multifamily rental properties. Based on this analysis we propose using a benchmarked PV systems costs of $3.20/watt for the purposes

of modeling incentive levels in this proposal. Findings from this analysis are summarized in the table at Appendix D.

Funding Source Index

In addition to aligning incentive levels with solar costs, AB 693 also requires that:

> The Commission shall ensure that incentive levels for photovoltaic installations receiving incentives through the program… account of federal investment tax credits and contributions from other sources to the extent feasible.[72]

In this regard, the Low Income Weatherization Program (LIWP) Large Multifamily program[73] has developed an incentive structure that attempts to account for contributions from federal ITCs and the LIHTC program. This solar incentive structure for this program is shown in the in Tables 7 and 8 may be a useful model to emulate in the Multifamily Solar Roof Program. The incentive structure shown below assumed a $3.50/watt cost for installed PV installations.

**Table 7 – LIWP Large Multifamily**
**Affordable Multifamily Housing Solar Incentives** *(Systems Less Than 100 kW)*

| Funding Sources for PV | | | LIWP Incentives ($/watt) | |
|---|---|---|---|---|
| Federal ITC | LIHTC | MASH | Property Metered Systems | Tenant Metered Systems |
| Yes | Yes | No | $0.50 | $1.50 |
| Yes | No | No | $1.00 | $2.40 |
| Yes | No | Yes | 0 | $1.00 |
| No | No | No | $1.50 | $3.50 |
| No | No | Yes | $0.80 | $1.70 |

[72] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(f)(4).
[73] Program Guidelines for the Large Multifamily LIWP program are available at: http://www.csd.ca.gov/Portals/0/Documents/LIWP/LIWP%20LMF%20Final%20Program%20Guidelines%20111015%20FINAL.pdf and at http://aea.us.org/efficiency-programs/low-income-weatherization-program-large-multi-family-ca.html.

**Table 8 – LIWP Large Multifamily**
**Incentives Adjustments for PV Systems**
*(Systems Over 100kW)*

| kW--DC | Incentive Adjustment Factor |
|---|---|
| ≤100 | 100% |
| 101--300 | 80% |
| 301--500 | 60% |
| ≥501 | 40% |

This structure addresses AB 693's requirement that the incentive structure be aligned with the costs of solar PV installations on multifamily properties and take account of other contributing resources, such as Federal Investment Tax Credits, that are available to reduce project costs. Accordingly, we recommend that a similar approach be used to create the incentive structure for the Multifamily Solar Roofs Program, inclusive of modifications to address AB 693's program objectives.

Proposed Incentive Structure for AB 693

The Non-Profit Solar Coalition recommends that the Commission adopt the incentive structure proposed in the tables below. The proposal accounts for assumptions about project cost and funding resources that may be available to reduce incentive requirements. Backup analysis for the proposed incentive levels is provided in Appendix E.

- Solar PV Incentives for Existing Multifamily Properties Without LIHTC Financing for Solar Installation

**Table 9 – AB 693 PROPOSED INCENITVES**
**Existing Multifamily Properties Without LIHTC Financing**

| | **Incentives for PV Installed for Tenant Units** *($/DC Watt)* | **Incentives for PV Installed for Common Area** *($/DC Watt)* | **Notes** |
|---|---|---|---|
| **Property Owned *(Purchased or Financed)* Systems** | **$ 3.20** | **$ 2.20** | Property owned systems reflect property financial contribution for common area installations, financing costs, and system O&M costs, which is over 25% of overall costs. |
| **Third Party Owned System** | **$ 2.24** | **$ 1.60** | TPO system costs covered by property owner for either common area and tenant units. Property owner pay added costs under PPA commensurate with lower incentives. |
| **Energy Storage** | Devices > 10kW: $0.50/watt hour<br>Devices < 10kW: $0.60/watt hour | | Energy Storage capacity capped at 75% of PV generation. |
| **Requirements** | ▪ PV system benefits tenants.<br>▪ PV system design includes energy efficiency reduction estimates.<br>▪ All systems installations include O&M service provided by the property owner or third-party owner of solar system.<br>▪ Solar contractors installing solar systems must include or other warrantee of system production for 10-years performance guarantee or other requirements.<br>▪ Per kWh charges under PPA agreement should not exceed the estimated energy cost savings from PV systems serving common areas.<br>▪ Contractor local hiring and property energy efficiency requirements address separately in proposal.<br>▪ Affidavit by property owner attesting that property will by subject to affordability for at least 10 years and that tenant benefits will not be recaptured by increases in rent payments. | | |

- Solar PV Incentives for Multifamily Properties With 4% LIHTC Funding for Solar Installations

**Table 10 – AB 693 PROPOSED INCENITVES**
**Existing Multifamily Properties With 4% LIHTC Financing**

| | **Incentives for PV Installed for Tenant Units** *($/DC Watt)* | **Incentives for PV Installed for Common Area** *($/DC Watt)* | **Notes** |
|---|---|---|---|
| **Property Owned *(Purchased or Financed)* Systems** | **$ 1.92** | **$ 1.28** | Property owned systems reflect property financial contribution for common area installations, financing costs, and system O&M costs, which is approximately 30% of overall costs. |
| **Third Party Owned Systems** | **$ 0** | **$ 0** | Not cost effective. |
| **Energy Storage** | Devices > 10kW: $0.50/watt hour<br>Devices < 10kW: $0.60/watt hour | | Energy Storage capacity capped at 75% of PV generation. |
| **Requirements** | ▪ PV system benefits tenants.<br>▪ PV system design includes energy efficiency reduction estimates.<br>▪ All systems installations include O&M service provided by the property owner or TPO of the PV system.<br>▪ Solar contractors installing solar systems must warranty or guarantee PV production for at least 10-years.<br>▪ Contractor local hiring and property energy efficiency requirements address separately in proposal.<br>▪ LIHTC Tax Credit contributions for solar project capped at $0.80/per tax credit to allow for transaction costs and fluctuations in pricing over time.<br>▪ Affidavit by property owner attesting that property will by subject to affordability for at least 10 years and that tenant benefits will not be recaptured by increases in rent payments. | | |

- Solar PV Incentives for Multifamily Properties With 9% LIHTC Funding for Solar Installations

**Table 11 – AB 693 PROPOSED INCENITVES**
**Existing Multifamily Properties With 9% LIHTC Financing**

| | **Incentives for PV Installed for Tenant Units** *($/DC Watt)* | **Incentives for PV Installed for Common Area** *($/DC Watt)* | **Notes** |
|---|---|---|---|
| **Property Owned *(Purchased or Financed)* Systems** | **$ 0.25** | **$ 0.25** | Over 90% of systems costs paid for by the property. |
| **Third Party Owned System Installations** | **$ 0** | **$ 0** | Not cost effective |
| **Energy Storage** | Devices > 10kW: $0.50/watt hour<br>Devices < 10kW: $0.60/watt hour | | Energy Storage capacity capped at 75% of PV generation |
| **Requirements** | ▪ PV system benefits tenants.<br>▪ PV system design includes energy efficiency reduction estimates.<br>▪ All systems installations include O&M service provided by the property owner or TPO of the PV system.<br>▪ Solar contractors installing solar systems must warranty or guarantee PV production for at least 10-years.<br>▪ Contractor local hiring and property energy efficiency requirements address separately in proposal.<br>▪ LIHTC Tax Credit contributions for solar project capped at $0.80/per tax credit to allow for transaction costs and fluctuations in pricing over time.<br>▪ Affidavit by property owner attesting that property will by subject to affordability for at least 10 years and that tenant benefits will not be recaptured by increases in rent payments. | | |

- Solar Adjustment Factors

We further propose that the incentive levels proposed in the tables above be adjusted based the following factors listed below.

**Table 11 – AB 693 PROPOSED INCENITVES**
**Solar Incentive Level Adjustment Factors**

| **Annual Solar Cost Adjustment** | |
|---|---|
| **Recommendation** | **Adjustment Incentive Amount** |
| ▪ **Make incremental adjustment to incentive levels to reflect project economies of scale** | Incremental reductions to proposed solar PV incentive levels reflect labor and other cost reductions due to economies of scale savings documented in NREL report. |
| - Systems les than 200 kW | No changes in incentive level. |
| - *Systems Over 200 kW but less than 300 kW* | 85% of recommended incentive |
| - *Systems over 300 kW but less than 400 kW* | 75% of recommended incentive level. |
| - *Systems over 400 kW* | 70% of recommended incentive level. |
| **Recommendation** | **Adjustment Incentive Amount** |
| ▪ **Make annual adjustment to incentive levels to reflect solar cost reductions** | Pursuant to Section 387.5 of the Public Utilities Code, solar incentive amount should decrease by the percent decline in residential solar costs as reported by LBNL, or by 7% as required in SB 1.[74] |

[74] Public Utilities Code, SEC. 5. Section 387.5(b).

Including Energy Efficiency and Storage Devices Under AB 693 Will Help Meet or Exceed the 300 Megawatt Solar Goal

To determine whether the proposed incentive levels for solar energy systems is aligned with the goal of installing "solar energy systems that have a generating capacity equivalent to at least 300 megawatts,"[75] we undertook an analysis of the proposed incentive structure. In this analysis we considered whether potential investments in energy storage and energy efficiency could also be made along with the investments in solar PV and still meet the 300 MW target for the program.[76]

The analysis shows that the 300 MW goal can be reached, or be surpassed, under the proposed incentive structure and that investments in both energy efficiency and storage to solar PV could be included with the installation of solar PV as part of the integrated energy strategy described in this proposal, and reach the 300 megawatt target.

- *Assumptions*: In the analysis we assumed that 10% of funding allocated for the Multifamily Solar Roofs Program is provided for program administration costs. We also made the assumption that an additional 10% of the funding allocation could be used to support energy efficiency measures as a result of funding shortfalls in other energy efficiency programs.[77] From this baseline, $80 million annually would be available for investments in solar energy systems (Solar PV+Energy Storage).

  Under the investment structure, the highest level of solar PV incentives proposed is for property owned solar energy systems at existing multifamily properties. This incentive tier proposes $3.20/watt for PV serving residential units and $2.20/watt for PV serving common areas. For this category of installations there are no other leveraged funding sources to offset costs, and no use of TPO financing structures. To assess sensitivities regarding program financing we assumed that 100% of the solar PV installations are at this level since this category of funding would place the highest demand on incentives. For energy storage, we assumed an incentive level of $0.50/Watt Hour, which is consistent with levels in the SGIP program.

[75] AB 693. Section 1(f).
[76] The target of installing at least 300 MW of new solar capacity is based on a funding scenario in which the program is allocated the full level of funding authorized under Section 2870(c) over the 10-year period.
[77] As noted in Section X, the use of AB 693 funding allocations for energy efficiency would only be considered as a last resort if funding from other energy efficiency programs or accounts is not available.

For PV installation costs, we assumed an average cost of $3.20/watt, which is described in the proposal. For a 270kW system designed to offset 70% of residential electricity use and 100% of common area use in a multifamily property, the estimated cost would be $764,000.

The energy storage system's capacity and costs is based on an analysis performed by Geli,[78,79] which is described in detail in Section XI. The design of this system is integrated with the solar PV installation to optimize peak reductions for both residents and common areas. For a storage system designed to optimize electric bill reduction for both residents and common areas, this would add an additional $180,000 in cost for a 360 kilowatt-hour storage device at an incentive of $0.50/watt-hour. The analysis done assumes that 100% of the properties installing PV would also incorporate storage devices. Energy storage would be options under the program and this assumption is far in excess of what is expected under the program. It is used here to model a worst case scenario.

The capacity and costs for the solar energy system (Solar PV+Energy Storage) is shown in Table 12. To model out-year costs, we assumed a 7% reduction in solar PV costs and a 5% reduction in storage costs each year.

**Table 12 – AB 693 Budget Analysis**
**PV Capacity and Cost Estimates**

| | Residential units | Common area | Entire Property |
|---|---|---|---|
| PV capacity (kW) | 170[80] | 100 | 270 |
| PV incentive ($/W) | $3.20 | $2.20 | $2.83 |
| Total PV incentive | $544,000 | $220,000 | $764,000 |
| Storage size (kWh) | 270 | 90 | 360 |
| Storage incentive ($/Wh) | $0.50 | $0.50 | $0.50 |
| Total Storage incentive | $135,000 | $45,000 | $180,000 |
| **Total incentive** | **$679,000** | **$265,000** | **$944,000** |

[78] Based on Geli analysis of tenant bill savings under time-of-use rates for 75 unit affordable housing property.
[79] Based on largest system size found to be economic for affordable housing properties analyzed in Closing the California Clean Energy Divide, available at http://www.cleanegroup.org/ceg-resources/resource/closing-the-california-clean-energy-divide/
[80] Solar PV assumptions based on analysis presented in Appendix E: Incentive Structure for PV Installation.

Findings: The results of the analysis are shown in Table 13 over the ten-year life of the program. Key findings include:

i. First year generating capacity is estimated of 22.9 MW. This estimate is a worst-case scenario since it assumes that 100% of the installations are funded at the highest incentive level proposed for the program and that 100% of the installations include energy storage systems.
ii. Cumulative deployment of solar PV –including efficiency and storage– over an anticipated ten-year lifetime of the incentive program would be **317 MW**. If the inclusion of energy storage devices is adjusted to 50% of the properties, which is a more realistic expectation, the estimated added generated capacity would be **354 MW**. If more blended funding scenarios are used to reflect the different incentive structures proposed, the case, the estimate could exceed 400MW.
iii. Inclusion of storage devices could increase annual affordable housing electric bill savings by an ***additional $21 million per year*** over the lifetime of the program, amounting to $317 million in storage-enabled saving over the anticipated life of the systems.

**Table 13 – AB 693 Capacity Generation Analysis**
**Estimated Outcomes of Integrated Solar Energy Systems**

| Year | PV incentive ($) | Storage incentive ($) | PV capacity (MW) | Cumulative PV capacity (MW) | Annual storage savings (million$) | Cumulative storage savings (million$) |
|---|---|---|---|---|---|---|
| 1 | 764,000 | 180,000 | 22.9 | 22.9 | 1.5 | 1.5 |
| 2 | 710,520 | 171,000 | 24.5 | 47.4 | 1.6 | 3.1 |
| 3 | 660,784 | 162,450 | 26.2 | 73.6 | 1.7 | 4.8 |
| 4 | 614,529 | 154,328 | 28.1 | 101.7 | 1.9 | 6.7 |
| 5 | 571,512 | 146,611 | 30.1 | 131.8 | 2.0 | 8.7 |
| 6 | 531,506 | 139,281 | 32.2 | 164.0 | 2.1 | 10.8 |
| 7 | 494,301 | 132,317 | 34.5 | 198.5 | 2.3 | 13.1 |
| 8 | 459,699 | 125,701 | 36.9 | 235.4 | 2.5 | 15.6 |
| 9 | 427,521 | 119,416 | 39.5 | 274.9 | 2.6 | 18.2 |
| 10 | 397,594 | 113,445 | 42.3 | 317.1 | 2.8 | 21.0 |

Of course, if funding levels are less than anticipated, these numbers would change, but then so presumably would the target. The analysis establishes that there is no factual basis for arguing against the inclusion of energy efficiency and energy storage based on program's ability to reach AB 693's MW goal at full funding levels.

## IX. Local Hiring Requirements[81]

AB 693 requires that the Commission "establish local hiring requirements for the program to provide economic development benefits to disadvantaged communities."[82] Particularly over the last five years, local hiring has been accepted as a key anti-poverty tool across the state. Consequently, there are now a wide range of local hiring policies: "good faith" First Source local hiring policies, San Francisco's mandatory Local Hiring Policy for Construction, U.S. Department of Transportation's local hiring pilots, among many others. AB 693 has also sought to similarly guarantee good-paying jobs for residents of disadvantaged communities within the solar industry. The Joint Parties feel strongly that the most effective way to ensure that rooftop solar installations provide economic development benefits to disadvantaged communities is to ensure that those installations translate into good paying, long-lasting jobs for local disadvantaged residents.

The Program's local hiring policy should include a robust data collection requirement.

The local hiring policy design should include reliable and granular workforce data collection. The collected data will be critical to not only determining the success of AB 693's local hiring requirements, but also providing insights as to how to improve local hiring policies in future iterations of the program. The Commission should require contractors to provide data to the Program Administrator on:

- The number of work-hours performed by local residents, disadvantaged residents, minority workers, and women workers as well as the total number of worker-hours performed for each project
- Job retention, namely the length of time the contractor keeps local residents employed
- Employee access industry-recognized certifications
- Wages and benefits of all temporary, part-time and full-time employees
- Employee travel distance and/or travel time to the worksite

Collecting this data will require a unified workforce reporting system that collects certified payroll reporting. Reflecting the diversity of the state, this reporting system should have modules capable of tracking different local hiring policies, ranging from "good faith" to

[81] Question 12 ,of the ALJ's July 8, 2016 Ruling are covered in this section.
[82] § 2870(f)(6).

mandatory local hiring policies. The system should also be dynamic as well by tracking data in real time and allowing the awarding body to forecast how much workforce is needed. The system's granular measurement of project work-hours will measure the success of job training service providers, help to focus training dollars, and adjust local hiring policies for underutilized and overutilized trades.

The Commission should also require compatibility with other major workforce data collection systems, particularly in housing and energy efficiency. For instance, Section 3 of the HUD Act of 1968 is the legal basis for providing jobs for residents and awarding contracts to businesses in areas receiving certain types of HUD financial assistance. Given the sheer volume of HUD work,[83] Section 3 data collection and reporting has become standardized among the many developers, contractors, and subcontractors on HUD-financed projects. The workforce data collection system also provides key policy guidance for housing authorities, redevelopment agencies, and federal Department of Housing and Urban Development (HUD). Similarly, the Commission should seek to compatibility with this pre-existing system.

For this Program, workforce data collection should be implemented with little to no additional administrative burden on contractors. The process and reporting mechanism should leverage existing contractors' internal reporting capabilities and accommodate any template for certified payroll reporting system used in the state. Utilizing a workforce reporting system that has been adopted most major counties in California would also avoid additional burdens or costs to contractors already familiar with the basics of certified payroll reporting. By taking advantage of existing workforce development frameworks and practices, the Commission can thus be sensitive to the needs of contractors by adopting one unified, structurally manageable and scalable workforce reporting system.

[83]From 2012 to 2015, HUD funding generated 110,500 jobs for new Section 3 employees and trainees as well as $4.8 billion awarded to Section 3 businesses. U.S. Department of Housing and Urban Development, "Section 3: Connecting Low-Income Residents with Opportunity", June 23, 2016, available at: http://portal.hud.gov/hudportal/documents/huddoc?id=section3_brochure_final.pdf

The Commission should initially establish base floor requirements for local hiring that will evolve into stronger policies.

Reflecting the diversity of the state, local hiring requirements for AB 693 should be both flexible and strong enough to shift the market focus to prioritizing job opportunities for local, low-income and disadvantaged communities. Solar installers receiving Program incentives should proactively work with local Workforce Investment Boards (WIBs) and local job training organizations to recruit new hires from local disadvantaged communities. To ensure the quality of jobs that go to local disadvantaged residents, solar installers should adhere to prevailing wage requirements when such requirements are triggered by leveraged financing sources on Program projects, as San Francisco's successful mandatory local hiring law does. Finally, solar installers receiving Program incentives should collect and make publicly available sufficiently detailed data to inform future local hire policies.

The Program's local hiring policy should primarily focus on job placement rather than job training.

While Joint Parties recognize that job training is an important element of a providing economic development benefits to disadvantaged communities, we believe that the Program should focus primarily on job placement. First, the text of AB 693 explicitly calls for the Commission to establish "local hiring requirements." It does not ask the Commission to establish a job training requirement. Second, Joint Parties believe that the state's solar workforce development goals would be best served by having the Program translate the success of previous job training requirements into actual job placement.

Job training requirements in previous state-wide solar incentive programs, such as the Single Family Affordable Solar Homes (SASH) and the Multifamily Affordable Solar Housing (MASH) programs, have been successful in increasing the pool of disadvantaged residents who are qualified to perform residential solar installations. But job training is not sufficient to fully realize the potential community economic development benefits of affordable housing solar

incentives and is meaningless if it is not followed by job placement. Thus, while AB 693 should include a job training component, efforts related to job training should be a much smaller part of the program compared to job placement. Requiring actual job placement for disadvantaged residents is essential to creating long-lasting economic benefits for disadvantaged residents and their communities.

A number of job training service providers and community-based organizations have demonstrated strong commitment to both job training and placement in the solar industry, including organizations such as Grid Alternatives, Rising Sun Energy Center, San Francisco Conservation Corps, Asian Neighborhood Design, among many others. To take advantage of these existing job training programs, the Commission should establish an electronic data source to list all available workforce from local, low-income and disadvantaged communities, thus enabling collaboration between local job training organizations and contractors and ensuring an effective balance between workforce demand and supply.

It is also important to emphasize that low-income and disadvantaged workers may have barriers to accessing training programs due to lack of compensation during training programs. In addition, these workers face other barriers such as adequate transportation, childcare obligations, and other barriers. We therefore recommend that the Commission target training programs that have been able to address one or more of these barriers to training.

<u>For the first three years of solar projects funded by AB 693, the Commission should adopt a broad local hire base requirement coupled with a requirement to comply with prevailing wage requirements on Program projects when such requirements are triggered by leveraged financing sources</u>

For the first three years of implementation, the Commission should require contractors receiving Program incentives to make a good faith effort to hire local residents for its installations. The Commission should also require contractors to comply with state prevailing wage requirements on solar energy systems installed through the Multifamily Solar Roofs Program when such requirements are triggered by leveraged financing sources. A "good faith

effort" to hire local residents means that contractors should proactively reach out to local WIBs and job-training organizations to find qualified local residents to fill open positions.

AB 693 does not explicitly define "local hire." However, this term "primarily refers to programs that require direct hiring of residents of specific local areas.[84] Considering the significant demographic variation throughout the state, "local resident" should be broadly defined as an individual residing in the same county as the project or an individual hired from a job-training organization located in the same county as the project. To ensure that AB 693 local hiring requirements "provide economic development benefits to *disadvantaged communities*,"[85] the Commission should prioritize hiring from CalEnviroScreen-designated disadvantaged communities and low-income communities as well as the hiring of disadvantaged workers.

The plain language of AB 693 supports prioritizing workers from these communities. Section 2870(f)(6), the local hire provision, clearly requires that "local hiring" requirements "provide economic development benefits *to* disadvantaged communities."[86] In other words, disadvantaged communities are the primary intended beneficiaries of the local hiring requirements. This provision is supported by one of the bill's legislative declarations, which proclaims: "[i]nstalling qualified solar energy systems *in* disadvantaged communities can provide *local* economic development benefits."[87] This paragraph demonstrates that the Legislature views solar installations in disadvantaged communities as providing "local" (i.e., in a disadvantaged community) economic benefits, such as job opportunities.

[84] UCLA Labor Center, Exploring Local Hire: An Assessment of Best Practices in the Construction Industry, p. 13 (March 2014), *available at* http://www.labor.ucla.edu/publication/exploring-targeted-hire/.
[85] Cal. Pub. Util. Code § 2870(f)(6) (emphasis added).
[86] Cal. Pub. Util. Code § 2870(f)(6).
[87] AB 693 Section 1(c) (emphasis added).

For projects located in CES DACs, contractors should prioritize hiring residents located in communities designated as disadvantaged by CalEnviroScreen[88] in the county where the project is sited. If there are not enough qualified workers from CES DACs, workers should then be pulled from low-income communities outside of CES DACs but still within the county where the project is sited. For projects located outside of CES DACs, contractors should prioritize hiring residents of low-income communities within the county where the project is located. If, after first seeking workers from CES DACs and low-income communities there remains an insufficient number of qualified workers, other workers may be selected from across the county. If the contractor cannot fill an open position with a qualified local resident, it should submit to the Program Administrator a written description of the steps it took to find a qualified local resident, reasons that it did not hire a local resident referred to them by a local job-training organization if there was such a referral, and the city and county of residence of the worker it did hire. These recommendations not only align with the language and intent of AB 693, they also target communities that may be the most in need of economic opportunities and ensure that contractors have a broad pool of workers to choose from to avoid project delays.

Additionally, contractors should make a particular effort to hire disadvantaged workers. A disadvantaged worker is someone who faces or has overcome at least one of the following barriers to employment: being homeless; being a custodial single parent; receiving public assistance; lacking a GED or high school diploma; participating in a vocational English as a second language program; or having a criminal record or other involvement with the criminal justice system.[89] As with the prioritization recommendation above, the program administrator would retain the flexibility to seek other qualified workers when disadvantaged workers are unavailable.

[88] The cut-off point for CalEnviroScreen-designated disadvantaged communities for the purposes of the local hiring policy should coincide with the adopted cut-off point for the Program as a whole. That is, if the Commission adopts Joint Parties' proposal to define "disadvantaged communities" for the Program as the top 25% of CES-designated disadvantaged communities *either* across the state *or* by IOU territory (whichever captures a greater number of census tracts), the same measure should be used for the local hiring policy.

[89] This definition borrows from San Francisco's definition of "disadvantaged worker." See San Francisco Administrative Code § 6.22(G)(2)(g).

Finally, to ensure that the Program provides meaningful and substantial economic benefits to disadvantaged communities, the Commission should require contractors to comply with prevailing wage standards for all of their work on AB 693 projects when such requirements are triggered by leveraged financing sources. Prevailing wage standards are intended to ensure that public monies create good paying jobs. Similarly, the Commission should ensure that individuals working for contractors receiving incentives under AB 693 make a sustainable living wage.

At the end of three years, the Commission should also require each of the Program Administrator to issue a summary report detailing their local hiring results. As described above, these results would report out the granular data collected within each IOU territory. These reports should also include breakouts of local hiring by county as well as a survey of the contractors and other workforce development system stakeholders. Assessing three years of this data as a foundation, workforce stakeholders and the Commission will then be able to further evolve local hiring policies and targeting of disadvantaged communities across the state of California.

## X. Energy Efficiency Requirements[90]

To meet the legislative requirements of AB 693, and to ensure solar systems are cost-effectively sized for efficient building loads, we recommend the CPUC adopt a 15% energy efficiency requirement for participating buildings, with associated support in services and funding.

The 15% energy efficiency requirement would include:

- A comprehensive audit and implementation plan
- A 3 year flexibility provision to complete identified improvements
- Alternative compliance mechanisms, e.g. proof of recent retrofit or meeting a set Energy Usage Intensity benchmark
- Full technical and programmatic support for owners
- Funding support via existing programs and an additional fund that leverages one or more of the following funding sources:
    - Unspent AB 693 funding
    - New funding under PUC Code section 748.5
    - Energy Savings Assistance Program general or unspent funds
    - Energy Efficiency portfolio program general or unspent funds

The efficiency component would also contribute towards meeting the state's efficiency doubling requirement under SB 350.

### Legislative Requirements

AB 693 requires that:

> The commission shall establish energy efficiency requirements that are equal to the energy efficiency requirements established for the program described in Section 2852, including participation in a federal, state, or utility-funded energy efficiency program or documentation of a recent energy efficiency retrofit.[91]

The applicable language under PUC Code section 2852 states:

> (c)(3) All moneys set aside for the purpose of funding the installation of solar energy systems on low-income residential housing that are unexpended and unencumbered on January 1, 2022, and all moneys thereafter repaid pursuant to paragraph (2), except to the extent those moneys are encumbered pursuant to this section, *shall be utilized to augment existing cost-effective energy efficiency measures in low-income residential housing that benefit ratepayers*.[92]

[90] Questions 22 and 10 of the ALJ's July 8, 2016 Ruling are covered in this section.
[91] AB 693 amendments to Public Utilities Code, Section 2870(f)(7).
[92] PUC, Section 2852(d)(2), emphasis added.

> (d) In supervising a program implementing the California Solar Initiative pursuant to this section, the commission shall ensure that the program does all of the following:
> (d)(2) Requires participants who receive monetary incentives to enroll in the Energy Savings Assistance Program established pursuant to Section 382, if eligible.[93]

AB 693 thus requires qualified multifamily properties receiving assistance under the Multifamily Solar Roofs program to undertake energy efficiency improvements as a condition of receiving incentives for the solar energy system. Furthermore, PUC Code section 2852(c)(3) establishes that unencumbered funds can be used to augment cost-effective energy efficiency measures.

Additionally, SB 350, enacted during the same legislative session as AB 693, establishes a requirement "to double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation,"[94] and requires the CPUC to establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings by January 1, 2030.[95] Under SB 350, the requirements established to double energy efficiency may be achieved through energy efficiency savings and demand reduction resulting from a variety of programs, including "a comprehensive program to achieve greater energy efficiency savings in California's existing residential and nonresidential building stock pursuant to Section 25943."[96] Under Section 25943 of the Public Resource Code, a comprehensive program may include "a broad range of energy assessments, building benchmarking, energy rating, cost-effective energy efficiency improvements, public and private sector energy efficiency financing options, public outreach and education efforts, and green workforce training."[97]

Thus, the scope and the requirements prescribed for on AB 693 pertaining to energy efficiency, local hiring, outreach and education, as well as the solar investments and financing options, provide a comprehensive platform to advance the achievement of SB 350 mandates in the affordable multifamily housing market.

[93] PUC, Section 2852(d)(3)
[94] SB 350. Section 2(a)(2).
[95] SB 350. Section 6(c)(1).
[96] SB 350. Section 6(d)(2).
[97] Public Resource Code. Section 25943(a)(2).

Energy Efficiency Program Design

We recommend the Commission consider the following factors in designing an effective energy efficiency component for the Multifamily Solar Roofs Program:

- *Energy Efficiency Goals*: The energy efficiency element of the Multifamily Solar Roofs program should require a minimum energy improvement goal. We recommend that the goal be designed to achieve a minimum reduction in net energy use (before solar) of at least 15% per property, as leading whole-building programs currently require.[98] The design of the energy efficiency portion of this program should be based on this requirement.

- *Incorporation of Efficiency in Solar System Design*: Linking energy efficiency with the installation of solar energy systems can help reduce the cost of the installed system by reducing the associated load. Starting with energy efficiency also ensures compliance with the state's loading order.[99] Before investing in more expensive solar options, more cost effective improvements that reduce – not offset –energy use should be incorporated into the investment strategy. If it is not possible to make the investment in energy efficiency before the solar installation, then the solar system size should be capped to accommodate a future investment based on the energy efficiency reductions identified by an energy efficiency audit.

- *Affordable Housing Market Specific Solutions*: The Bay Area Regional Energy Network (BayREN) and the Large Multifamily LIWP program have designed and implemented successful energy efficiency programs that are models for the Multifamily Solar Roofs Program. These programs have been able to enroll and scale energy efficiency improvements in multifamily markets described by IOU energy efficiency administrators as "underserved" and "hard to reach." Core elements of these programs that contribute to their success and acceptance by multifamily property owners include: providing no cost front-end technical support, "One-Stop" program offerings from design to full implementation of energy improvement plans, and property owner selection of installation contractors.

[98] The 15% energy performance requirement recommended for AB 693 is consistent with the minimum energy reduction requirements set for the multifamily Energy Upgrade California program administered by IOUS and Regional Energy Networks, and the statewide Large Multifamily Low Income Weatherization administered by the California Department of Community Services Development (CSD) and funded from Cap and Trade allocations. Specifically, both BAYREN's whole-building multifamily program and CSD's large multifamily program now require a 15% threshold.

[99] "As stated in Energy Action Plan I and reiterated here, cost effective energy efficiency is the resource of first choice for meeting California's energy needs. Energy efficiency is the least cost, most reliable, and most environmentally-sensitive resource, and minimizes our contribution to climate change." CPUC/CEC, Energy Action Plan II, Implementation Roadmap for Energy Policies (October 2005). Available at: http://docs.cpuc.ca.gov/published/REPORT/51604.htm; "The electrical corporation shall first meet its unmet resource needs through all available energy efficiency and demand reduction resources that are cost effective, reliable, and feasible." Cal. Public Util. Code § 454.5(b)(9)(C).

- *Funding Resources*: Within affordable housing markets, energy efficiency improvements for both residential units and common areas requires significant upfront funding support. Affordable multifamily housing is defined by rent affordability and other regulatory restrictions that limit property cash flow and owners' abilities to undertake whole building energy efficiency retrofits outside of project refinancing cycles (which often extend beyond twenty years). Additionally, equipment replacement reserves are limited and generally insufficient to cover the costs of major energy improvements or whole building energy efficiency retrofits. To address property resource constraints in implementing energy efficiency improvements, we recommend that utility customer and Greenhouse Gas Reduction Fund energy efficiency programs, such as the Energy Upgrade California and CSD's LIWP Large Multifamily program, be leveraged to enable whole building energy investments for this sector. As described below, we also strongly urge the Commission to make additional funds available to supplement likely remaining shortfalls. Such an approach is necessary to mitigate funding barriers and to address low-income energy cost burdens.

- *Phased Implementation*: Energy improvements in multifamily properties are often planned around scheduled equipment replacements, vacancies, and recapitalization events. Flexibility should be provided with regards to the scheduling and phasing of energy improvements to mitigate scheduling conflicts or negative impacts on solar energy system installations.

- *One Stop Implementation:* To successfully implement the program, comprehensive technical support must be provided to the property owner to assess energy efficiency opportunities and to develop a corresponding energy efficiency strategy and plan that meets the needs of the property owner and tenants. This support must include (1) an energy audit that provides a detailed analysis of energy usage, costs, and the building systems and conditions affecting energy consumption, and (2) support services to coordinate integrated funding of resident units and common area energy efficiency improvements. The BayREN Multifamily Energy Upgrade program and the Large Multifamily LIWP program have adopted *service delivery plans* to integrate these support services into their program designs. We recommend these service delivery plans be replicated by the Multifamily Solar Roofs Program.[100]

- *Presumption of Compliance*: Qualified properties participating in the Multifamily Solar Roofs Program should be presumed to have satisfied the program's energy efficiency requirements if the property has undergone a whole-buildingenergy retrofit within the last three years that was supported through a recognized energy efficiency program.[101] We recommend defining a whole-building retrofit as one that can reasonably be expected to have achieved

[100] Information in the service delivery and plans adopted by the multifamily BayREN and Large Multifamily LIWP programs is available at: www.camultifamilyenergyefficiency.org and www.bayareamultifamily.org.

[101] These programs include the Multifamily Energy Upgrade California that are administered by IOUs, Regional Energy Networks, or CCA, (IOU, REN, or CCA administered), the large and small multifamily Low Income Weatherization administered by the California Department of Community Resources Development (CSD) LIWP, and energy efficiency improvements funded by the California Tax Credit Allocation Committee (TCAC).

10-15 percent savings, or a building that was newly constructed or substantially rehabilitated within the last three years and met or exceeded Title 24 energy building performance standards. Additionally, for affordable housing organizations with established energy benchmarking programs, the Program Administrator could establish a presumption of compliance through demonstration that the affordable housing property meets prescriptive Energy Use Intensity (EUI) thresholds or Portfolio Manager benchmark scores set by the Program Administrator.

Proposed Energy Efficiency Program Structure, Requirements, and Process

We recommend that the energy efficiency requirements for the Multifamily Solar Roofs

Program be implemented through the following steps.

- *Energy Efficiency Program Technical Support Administrator*: The Program Administrator contracts with an Energy Efficiency Program Administrator to facilitate the implementation of resident and common area energy efficiency improvements at the multifamily site. The Energy Efficiency Program Administrator provides technical assistance in evaluating site conditions and opportunities for energy efficiency improvements and facilitates property owner and tenant access to available energy efficiency resources; similar to what occurs under the BayREN and LIWP programs.

- *Energy Audit and Work Scope Development* – After initial project intake, the Energy Efficiency Program Administrator provides or approves an ASHRAE Level 2 or higher energy audit, which includes a billing analysis and comprehensive assessment of site energy savings opportunities. The energy audits are shared with the property owner and provide a baseline for preparing an Energy Improvement Plan. The energy efficiency reductions identified by the audit must also be considered and factored into the design of the solar energy system.

- *Approval of Scope of Work* – The property owner reviews the energy audit and proposed scope of work with the Energy Efficiency Program Administrator and together they approve an Energy Improvement Plan (EIP) that includes some or all of the recommended energy efficiency measures. The approved Energy Improvement Plan must reduce energy use by at least 15%. Approval of the Energy Improvement Plan is a condition of program participation.

- *Energy Benchmarking* – The property owner is required to benchmark their property to assess current energy use and monitor the energy performance of the property to the extent that whole-building energy usage data is made available by utilities pursuant to requirements et by AB 802. AB 802, which requires the benchmarking of energy usage data for multifamily buildings with 5 or more units with greater than 17 accounts and 50,000 square feet.[102] The Energy Efficiency Program Administrator will provide support to assist property owners in implementing energy benchmarking requirements.

[102] AB 802 revises PRC Section 25402.10 to require utilities to provide energy consumption data for covered buildings to the building owners upon request, and requires the Energy Commission to establish a building energy use benchmarking and public disclosure program for certain buildings including multifamily housing.

- *Energy Efficiency Phasing and Scheduling* – The property would have up to 36 months to fully implement the Energy Improvement Plan. During this period, energy improvements will be phased in at the property in conjunction with scheduled equipment replacements, vacancies, and as energy efficiency program rfunds become available to the property owner.

- *Energy Efficiency Program Access and Integration* – The Energy Efficiency Program Administrator assists the multifamily property owners and tenants in developing a funding plan for planned energy efficiency improvements and accessing energy efficiency resources available under utility customer and Greenhouse Gas Reduction Fund programs.

- *Project Completion and Documentation* – Once the approved measures in the Energy Improvement Plan are installed, the property submits a certification that the energy efficiency plan has been implemented. The energy efficiency technical administrator should undertake random site inspections or other reviews to verify installation.

Funding for Energy Efficiency Requirements

We recommend the Commission ensure that comprehensive funding for energy efficiency improvements is made available under the Multifamily Solar Roofs program via the following funding sources, in order of priority:

- *Existing Energy Efficiency Programs*: We recommend funding for comprehensive energy efficiency improvements primarily be made available from utility customer, Greenhouse Gas Reduction Funded programs, and housing finance programs. These programs include the Energy Upgrade California Multifamily programs that are administered by IOUs, Regional Energy Networks, or CCA, (IOU, REN, or CCA administered), the large and small multifamily Low Income Weatherization Program (LIWP) administered by the California Department of Community Services and Development (CSD), and energy efficiency improvements funded by Low Income Tax Credits awarded by the California Tax Credit Allocation Committee (TCAC). The Commission can greatly enhance access to ratepayer energy efficiency programs by adopting rules requiring greater integration across the ratepayer energy efficiency programs, and by allowing utilities to pool funds from their respective programs for purposes of the AB 693 efficiency requirement. Currently, these resources are siloed and extremely difficult to leverage or combine for eligible energy efficiency projects. Pooling funds would enable owners to do comprehensive retrofits by minimizing numerous and often conflicting participation requirements. Appropriate energy savings credit could be apportioned to the respective program administrators.

- *Unspent AB 693 funding*: Unspent funding from prior year AB 693 allocations should be made available in instances where energy efficiency program resources are not available, or are insufficient. We recommend that the CPUC ensure the Program Administrator has the flexibility to provide funding from the Multifamily Solar Roofs program on a case-by-case basis to implement energy efficiency improvements, subject to the availability of unspent AB

693 resources from previous years. Allocating unspent funds in a given year to cost-effective energy efficiency improvements is in part required by AB 693's implementing legislation, which stipulates the energy efficiency requirement be equal to that in Public Utilities Code section 2852.[103] Public Utilities Code section 2852(c)(3), in turn, provides that unspent funds shall be allocated to cost-effective energy efficiency improvements.[104]

- *New Funding Under PUC Code Section 748.5*: Section 748.5 of the Public Utilities Code provides that: "the commission may allocate up to 15 percent of the revenues, including any accrued interest, received by an electrical corporation as a result of the direct allocation of greenhouse gas allowances to electrical distribution utilities pursuant to subdivision (b) of Section 95890 of Title 17 of the California Code of Regulations, for clean energy and energy efficiency projects…."[105] AB 693 directed the use of 10% of these resources for the Multifamily Solar Roofs Program. Should funding from available energy efficiency programs and AB 693 be insufficient to implement energy efficiency improvements under the Multifamily Solar Roofs Program, we propose that the Commission make available an additional 1-2% for efficiency improvements under the Multifamily Solar Roofs Program, from the direct allocation of greenhouse gas allowances to electrical distribution utilities pursuant to subdivision (b) of Section 95890 of Title 17.

- *Transferring ESA Program Resources:* As an additional or alternative funding source for energy efficiency improvements, we recommend that a portion of the unspent energy efficiency funds in the Energy Savings Assistance Program (ESAP) be reprogrammed for use in the Multifamily Solar Roofs program. Between 2009-2015, utilities accumulated nearly $400 million in unspent funds, a portion of which could be applied to efficiency projects under the AB 693 program.

Compliance and Documentation

As evidence of compliance with the program's energy efficiency requirements, participating owners should be required to provide the following documents:

- Energy Audit Approved Energy Improvement Plan *(provided or approved by the energy efficiency technical administrator)*
- Certification of Energy Efficiency Project Completion *(provided by property owner)*

[103] PUC Section 2870(f)
[104] PUC Section 2852(c)(3)
[105] PUC. Section 748.5(c)

## XI. Energy Storage[106]

AB 693 defines a "solar energy system" as "a solar energy photovoltaic device that meets or exceeds the eligibility criteria established pursuant to Section 25782 of the Public Resources Code."[107] The Public Resource Code provides added clarification that,

> Solar energy system means a solar energy device that has the primary purpose of providing for the collection and distribution of solar energy for the generation of electricity, that produces at least one kW, and not more than five MW, alternating current rated peak electricity, and that meets or exceeds the eligibility criteria established pursuant to Section 25782."[108]

Based on the plain language of the law, its legislative history and interpretations of the term solar energy system by other California and federal agencies, the definition of that term includes storage devices within its coverage. The Nonprofit Solar Stakeholders Coalition recommends that this view of the plain meaning of the statutory term be adopted by the Commission for the following reasons:

- The plain language of "solar energy system" must refer to all **balance-of-system components** of such a solar system. This obviously would include all its component parts, such as inverters and mounting structures and, increasingly, storage devices.[109]
- The law defines the term "solar energy system" under Sec. 25781(e) as "providing for the **collection and distribution** of solar energy" –a solar process relying on all balance-of-system components, including storage.
- The law's only relevant legislative history, the CPUC recognized that the law would be "significantly different from existing renewable energy programs… [and the CPUC ] would need to open a new proceeding to design and establish the program rules." Specifically, the CPUC analysis stated that while the current MASH program provides incentives only to solar-electric systems, "the incentive program proposed by this bill would incentivize "qualifying renewable energy systems."[110]

---

[106] Questions 8 and 9 of the ALJ's July 8, 2016 Ruling are covered in this section.
[107] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(a)(4).
[108] Public Resource Code. Section 25781(e)
[109] Under the Self-Generation Incentive Program (SGIP) nearly 500 solar plus storage projects have been supported by public subsidies in California based on the best reading of the projects funded. See SGIP Weekly Statewide Report available at https://www.selfgenca.com/documents/reports/statewide_projects.
[110] Curran, Elizabeth and Kochanowsky, Amy, California Public Utilities Commission, "Division Analysis: Multifamily Affordable Housing Renewables Program." See attached document in Appendix F.

- Other California and federal agencies interpret the plain language statutory term "solar energy system" to unequivocally include storage devices. This is so in the implementation by the California State Board of Equalization for purposes of excluding property taxes on solar installations;[111] as reaffirmed by the California Clean Energy Authority[112] while the U.S. Department of Energy defines "solar energy system" to include optional batteries as part of a typical solar balance-of-system.[113]

A legal analysis supporting the eligible of energy storage as a component of an integrated solar energy system that provides for the collection and distribution of solar energy is provide in Appendix G.

Inclusion of Storage Meets Tenant Benefit and Equity Goals of the Law

Overall, the law's purpose is to ensure that low-income tenants residing in affordable multifamily housing receive the economic benefits of both "clean energy and energy efficiency projects." This is achieved through the installation of solar energy systems, energy efficiency, and local hiring in a way that helps low-income tenants reduce their electric bills, while also achieving the other environmental and clean energy goals of the state.[114]

To meet these legislative goals, affordable housing owners and their tenants should have the same options as other utility customers to choose the clean energy technologies that

[111] California State Board of Equalization - Property and Special Taxes Department, Guidelines for Active Solar Energy Systems New Construction Exclusion. Available at https://www.boe.ca.gov/proptaxes/pdf/lta12053.pdf

[112] Clean Energy Authority, "California Solar Rebates and Incentives: California Property Tax Exclusion for Solar Energy Systems." Available at http://www.cleanenergyauthority.com/solar-rebates-and-incentives/california/california-property-tax-exclusion/.

[113] See http://energy.gov/energysaver/small-solar-electric-systems and http://energy.gov/eere/energybasics/articles/solar-photovoltaic-system-design-basics.

[114] According to a recent study, when sited and deployed according to air quality data, energy storage (and other distributed resources) can reduce reliance on polluting peaker power plants and lower emissions in disadvantaged communities. Researchers at UC Berkeley and nonprofit research institute PSE Healthy Energy found that storage can strategically replace more polluting energy services in the areas most susceptible to poor air quality and address decades-old discrepancies in environmental justice, whereby poor neighborhoods have been more likely to sit near the dirtiest power plants. So smart placement of storage under an AB 693 incentive regime could both reduce tenant bills and improve the health of low income tenants. See Krieger, Casey and Shonkoff, "Framework for Siting and Dispatch of Emerging Energy Resources to Realize Environmental and Health Benefits: Case Study in Peaker Power Plant Displacement," Energy Policy 96 (2016) 302-311

best suit their needs now and in the future– including energy efficiency, solar, and storage. Excluding these low-income constituencies from incorporating storage devices would prevent low-income tenants and property owners in this underserved market from having equal access to the full array of solar and storage technology markets and state incentives that now principally benefit the state's high-income customers.

Having said that, the Nonprofit Solar Stakeholders Coalition's position is that AB 693 provides incentives for storage as an optional component of a solar balance-of-system, where appropriate, but storage is not required in all cases. Decisions on whether to incorporate storage with solar should be left to the affordable housing property owners and their constituencies, depending on what makes economic sense to fulfill their housing mission and provide tenant benefits with the incentive support under AB 693.

Additional Statutory Interpretation Arguments on Storage Eligibility

Other key state and federal agencies interpret the term "solar energy system" to include battery storage to meet other environmental and energy laws.

- *SB 1* – A key expectation of Senate Bill 1, as referenced in the California Energy Commission (CEC) "Guidelines for California's Solar Electric Incentive Programs," is the expectation of "optimal system performance during periods of peak demand."[115] As net grid electricity demand has decreased during sunny daytime hours, shifting peak demand periods towards early evening hours of low or no solar production is a key legislative challenge. Only storage devices can appropriately address this problem and satisfy the state's policy goal of optimizing solar for peak demand periods.

- *CPUC/CEC Policy* – The inclusion of energy storage within the definition of "solar energy system" is an express policy position of both the CEC and CPUC. CEC has established a precedent for the consideration of storage as part of a solar energy system within Section III(F) of its "Renewables Portfolio Standard Eligibility Guidebook".[116] Also, the CPUC references these energy storage policies in Decision 14-05-033, "Decision Regarding Net Energy Metering Interconnection Eligibility for **Storage Devices Paired**

[115] California Energy Commission, Guidelines for California's Solar Electric Incentive Programs. Available at http://www.energy.ca.gov/2012publications/CEC-300-2012-008/CEC-300-2012-008-ED5-CMF.pdf.

[116] California Energy Commission, "Renewables Portfolio Standard Eligibility Commission Guidebook." Available at http://www.energy.ca.gov/2015publications/CEC-300-2015-001/CEC-300-2015-001-ED8-CMF.pdf.

**with Net Energy Metering Generation Facilities**".[117] (Emphasis added). Thus, the CPUC has defined a statewide goal to include storage within solar energy systems to advance the combined systems for purposes of net metering and RPS compliance goals.

- *Prior CPUC Interpretations* – The CPUC has used this exact legislative interpretation approach before in a similar incentive context question involving the Self-Generation Incentive Program (SGIP) when storage was found to be an enabling technology to other statutorily covered technologies. In 2008, Decision 08-11-044, the CPUC concluded that storage devices, although not explicitly mentioned in the statute at that time, nevertheless would be eligible for SGIP incentives as a "coupled" technology because it enhanced the value of the statutorily covered technologies for purposes of peak demand reduction. This is the same argument that should be adopted here by the PUC to allow for storage incentives "coupled" with solar under AB 693 to advance current peak demand reduction and other legislative goals. [118]

- *Department of Treasury Interpretations* – The inclusion of storage within the definition of "solar energy system" is perhaps most clearly expressed at the federal level. Existing Treasury regulations treat energy storage devices as qualifying "solar energy property" for the purposes of Section 48 investment tax credit (ITC) eligibility. Treasury Regulation § 1.48-9(d) provides that qualifying "energy property" includes "solar energy property" for the purposes of Section 48. Section 1.48-9(d)(3) states that "[s]olar energy property includes equipment that uses solar energy to generate electricity, and *includes storage devices*…and parts related to the functioning of those items."[119] An interpretation of the term "solar energy system" to exclude storage would conflict not only with these IRS tax rules but also with AB 693 Section 2870(f)(4), which requires leverage of "federal tax credits." Limiting the law to just solar generation would deprive low-income tenants and affordable housing developers of the 30 percent ITC available to reduce the costs for combined solar and storage systems.

The Solar and Storage Value Proposition: How Integrated Systems Create Greater Tenant Economic Benefits Than Alone Solar

The inclusion of storage devices in AB 693 implementation enables additional value creation through utility bill savings for low-income tenants that is greater than would be

[117] California Public Utility Commission, Decision 14-05-033, "Decision Regarding Net Energy Metering Interconnection Eligibility for Storage Devices Paired with Net Energy Metering Generation Facilities." Available at http://docs.cpuc.ca.gov/PublishedDocs/Published/G000/M091/K251/91251428.PDF.
[118] California Public Utility Commission, Decision 08-11-44, "Decision Addressing Eligible Technologies Under the Self-Generation Incentive Program (SGIP) and Modifying the Process for Evaluating SGIP Program Change Requests." Available at http://docs.cpuc.ca.gov/published/FINAL_DECISION/94272.htm.
[119] Internal Revenue Service, Treasury, § 1.48–9 Definition of energy property. Available at https://www.gpo.gov/fdsys/pkg/CFR-2011-title26-vol1/pdf/CFR-2011-title26-vol1-sec1-48-9.pdf

available with solar-only installations. Specifically, energy storage devices paired with solar can deliver additional bill savings for tenants (and property owners) over stand-alone solar through two avenues:

1) Reduction of demand charges for common area loads where those economic benefits can be shared by owners with tenants.
2) Shifting tenant solar energy use under time-of-use rates with storage, directly resulting in lower electric bills for tenants.

Both of these value propositions added by energy storage meet AB 693 goals to deliver the most economic benefits of solar energy systems to low-income tenants—in ways that solar-only systems without storage cannot provide now or in the future.

Reduction of Demand Charges

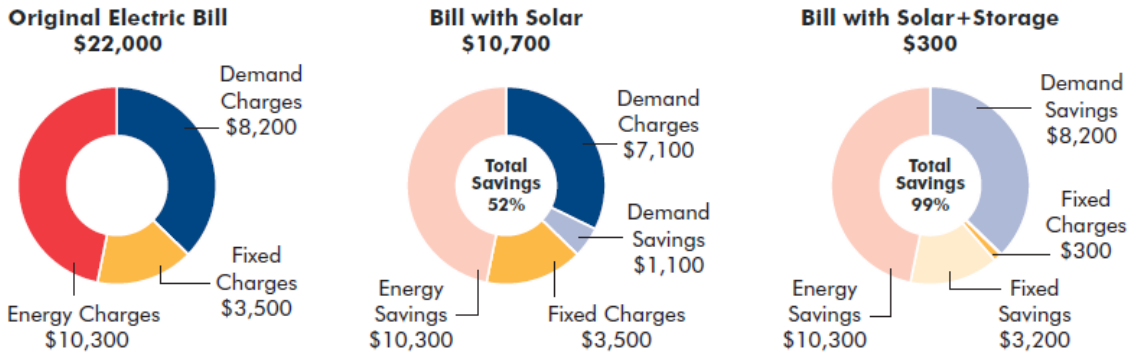
The reduction of demand charge expenses for common area loads provides property owners with the ability to dramatically reduce their overall electric bills, providing them with greater incentive to install solar energy systems [120] and new opportunities to share those savings with low-income tenants. Quantitative economic evidence of these savings is presented in the report "*Closing the California Clean Energy Divide: Reducing Electric Bills in Affordable Multifamily Rental Housing with Solar+Storage.*"[121]

The report finds that it makes economic sense today for many affordable rental housing properties in California to include storage in solar installations. In fact, storage was found to improve the economic return of a solar energy system across all of California's investor-owned utility jurisdictions. In some cases, adding storage could virtually eliminate common area electric bills, nearly doubling the bill savings of stand-alone solar at about a third of the installed

[120] It goes without saying but deserves repeating that no benefits for low-income tenants will be derived under AB 693 unless affordable housing owners have the correct incentives to install solar energy systems that can generate those tenant savings. AB 693 is an incentive program, not a mandate. Unless housing developers can see some savings from these systems and otherwise find ways to finance these systems, there will be no projects and thus no opportunities to share economic benefits with their tenants.

[121] California Housing Partnership, Center for Sustainable Energy, Clean Energy Group, and Geli, "Closing the California Clean Energy Divide: Reducing Electric Bills in Affordable Multifamily Rental Housing with Solar+Storage." Available at http://www.cleanegroup.org/ceg-resources/resource/closing-the-california-clean-energy-divide/.

cost. As shown in the figure below, a typical affordable housing property in Southern California could increase annual common area savings from $11,400 with solar-alone to $21,700 with solar and storage, resulting in an annual electricity bill of about $300.[122]




*Source: Clean Energy Group*

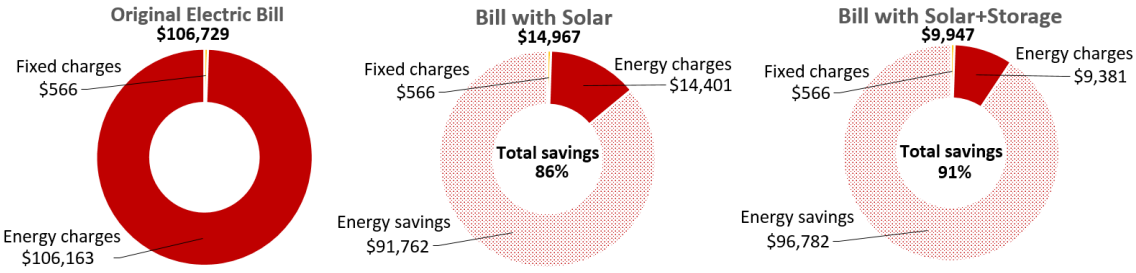
To meet AB 693 goals, there are a number of ways to ensure tenants directly share in these common area savings. For some properties, more of the solar portion of the integrated solar energy system can be allocated to directly offset tenant electricity consumption than would be feasible without storage, which is particularly important for multi-story buildings and those located in dense urban areas. Other properties may choose to adopt a shared savings model, under which tenants are directly allocated a portion of the common area demand charge savings. These and other measures can be developed with input from affordable housing property owner representatives and organizations representing the interests of low-income tenants. In any case, once established, this program should establish clear metrics that would lead to the adoption of administrative approaches to ensure primary tenant benefits through these mechanisms.

[122] Of course, not all affordable housing properties will have the load characteristics to achieve these savings. That is the point of making storage an eligible, but not mandatory, component under AB 693. These are complex questions that property owners should be responsible to explore based on their utility bills and property needs. Any incentive scheme should let them develop the best combination of technology solutions –including energy efficiency, solar and storage – creating the best business case using available AB 693 incentives and other available sources of funding, including federal tax credits for solar and storage systems.

Shifting Tenant Solar Energy Under Time-of-Use Rates.

The second avenue for tenant bill reduction after sharing demand charge savings through solar and storage is taking advantage of ways to reduce time-of-use (TOU) rate impacts. Under various state energy policy changes, TOU rates will soon be applied to all California residential utility customers. Solar customers are already being transitioned to TOU rates, and default TOU rates will be introduced for all residential customers in 2019, including CARE customers. As a result, low-income tenants living in affordable rental housing will have the opportunity to directly benefit from the incorporation of storage devices through the ability to shift the consumption or export of solar energy from periods of low electricity pricing to periods of high electricity pricing.

New information from the above-referenced report shows that solar time-shifting through adding storage can result in lower tenant electricity bills and maximize the value of solar system investments. That is, this time-shifting and TOU related bill reduction results only if storage is added to the solar installation. These results are for an illustrative affordable housing property with 75 units, and assumes tenants are on a current Southern California Edison (SCE) residential TOU rate tariff. Adding storage increases annual tenant solar bill savings by more than $5,000 per year. These additional savings represent a direct benefit to tenants that would not be available without the inclusion of storage devices.




*Source: Geli/Clean Energy Group*

Adding storage to solar results in two additional ways to deliver bill savings under current electric rate tariffs and reduce tenant energy expenses under AB 693 on top of savings from a solar-only system. First, based on the new analysis, tenants could share in over $10,000 in additional utility bill savings from reducing demand charges on common area loads. Second,

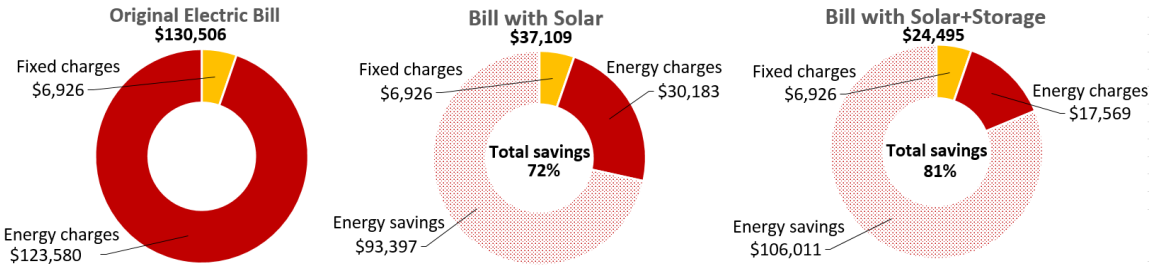
tenants could benefit directly from the additional $5,000 or more in savings annually from adding storage to a stand-alone solar system. Thus, adding storage to an illustrative building under current tariffs can result in more than $15,000 per year in additional savings available to share with tenants under the law. Over the likely lifetime of such projects, such additional savings could total over $200,000 in electric bill savings that would be available to share with tenants for this single representative project alone – but only if storage is added to solar systems.

Future Economic Opportunities for Solar and Storage

Additional opportunities for bill reduction through combined solar and storage will become increasingly important as new policies come into place in California. Distributed energy resource market opportunities, NEM policies, and utility rate tariffs will all evolve over the lifetime of the implemented multiyear program.

To protect tenants from changes that could negatively impact the value proposition of solar and include them in California's energy transition, AB 693 should be geared to leave every pathway open to providing value to low-income customers.

To assess that future scenario and how storage could mitigate against harm to low-income tenants, it is important to look at the economic analysis of potential tenant electric bill savings enabled by storage under expected future solar policy scenarios. The analysis below is based on piloted future TOU rates proposed by SCE, where peak periods have shifted to later in the day when solar PV is not generating electricity. Adding storage increases annual tenant bill savings by nearly 10 percent, resulting in an additional $12,600 in direct tenant savings per year.




*Source: Geli/Clean Energy Group*

Adding this to the $10,400 in savings achieved through demand charge reduction, an affordable rental housing property with 75 units in southern California would realize an additional $23,000 in annual savings, representing over $300 in savings per unit each year that would not be available without storage. Under this predicted future scenario, storage would add over $300,000 in electric bill savings to a solar installation over the projected lifetime of the project.

These economic justifications do not imply that energy storage is right for all multifamily affordable housing properties. In cases where similar utility tariffs and other conditions apply, combining storage with solar results in more economic savings available to affordable housing properties under AB 693 than simply providing incentives to stand-alone solar.

As with solar-only systems, solar energy systems incorporating storage should be implemented in a way that ensures the system primarily benefits affordable housing tenants. Accordingly, the decision on whether to incorporate storage with solar should be left to the affordable housing property owners and their constituencies, depending on what makes economic sense to fulfill their housing mission and provide tenant benefits with the incentive support under AB 693.

Energy Storage Incentives

Storage devices, while an integral part of many solar energy systems, are a very different type of technology than solar, with unique capabilities and separate cost trajectories. Due to these differences, a separate incentive structure should be adopted for the storage portion of a solar energy system. However, inclusion of a storage device in a solar energy

system should not alter the proposed incentive structure for the solar portion of the project. We recommend that the following incentive structure for solar energy systems that include storage devices:

- *Solar Incentive*. Incentives for solar PV panels and balance-of-system components, excluding storage devices, should remain at the proposed incentive level for a solar energy system regardless of the inclusion of storage. Instead, we recommend offering a separate incentive for storage (see below).

- *Storage Incentive with Modified Stepdown.* There should be a separate incentive structure defined specifically to apply to the storage portion of a solar energy system. A good basis for setting the initial incentive level for storage devices can be found in the recent CPUC proposed decision revising the SGIP.[123] The decision proposes the adoption of incentives for advanced energy storage technologies at an initial level of $0.50 per watt-hour for storage systems greater than 10 kilowatts and $0.60 per watt-hour for systems of 10 kilowatts or smaller, with a four subsequent steps reducing the incentive by $0.05 per watt-hour at each step. Setting the same storage incentive structure for storage devices under AB 693 should catalyze investment in storage technologies without overly subsidizing the technology.

  While it makes sense to base the storage device incentive on the structure defined in the SGIP decision, the step down in incentive levels should not necessarily follow the same timeline. Like solar, storage development for the affordable housing sector, which is more complex market due to complicated financing structures and split incentives, requires a slower decline in incentive levels than for the larger California market. The storage incentive level should be periodically reviewed by the program administrator and adjusted as necessary.

- *Cap for Solar Energy System Incentive*. The total solar energy system incentive available under AB 693, inclusive of both solar and storage incentives, for any project should not exceed 100 percent of the installed system cost, adjusted for other sources of funding, for portions of the system providing economic benefits to tenants and should not exceed 70 percent of the installed system cost, adjusted for other sources of funding, for portions of the system providing economic benefits to common areas.

[123] California Public Utilities Commission, "Decision Revising the Self-Generation Incentive Program Pursuant to Senate Bill 861, Assembly Bill 1478, and Implementing Other Changes." Available at http://docs.cpuc.ca.gov/PublishedDocs/Efile/G000/M162/K005/162005693.PDF.

Additionally, boundaries should be set on system sizing to ensure the incentive structure promotes deployment of storage systems designed to optimize economic return for both common area and tenant loads. Each storage system would have two sizing constraints: *Power (kilowatts)* and *Duration (hours)*.

- *Power.* For common area loads, the primary economic opportunity for storage is currently through peak demand reduction. Because of this, the portion of a storage device sized to target common area loads should be limited to a rated power of no greater than a property's anticipated peak demand.

  For tenants, the primary economic opportunity for storage is currently through energy time-shifting, also known as energy arbitrage. Due to the goal of AB 693 to deliver tenant benefits through deployment of solar energy systems, storage devices designed for tenant energy time-shifting should be limited in rated power to the rated power output of solar system deployed for direct tenant benefits. In this way, the storage device will be sized appropriately to shift solar generated energy as well as have an opportunity to take advantage of available federal investment tax credits for solar energy system components.

  A storage device designed for both common area and tenant benefits should have a total power rating of no more than the combined total of anticipated peak common area load and rated power output of solar designated to directly benefit tenants.

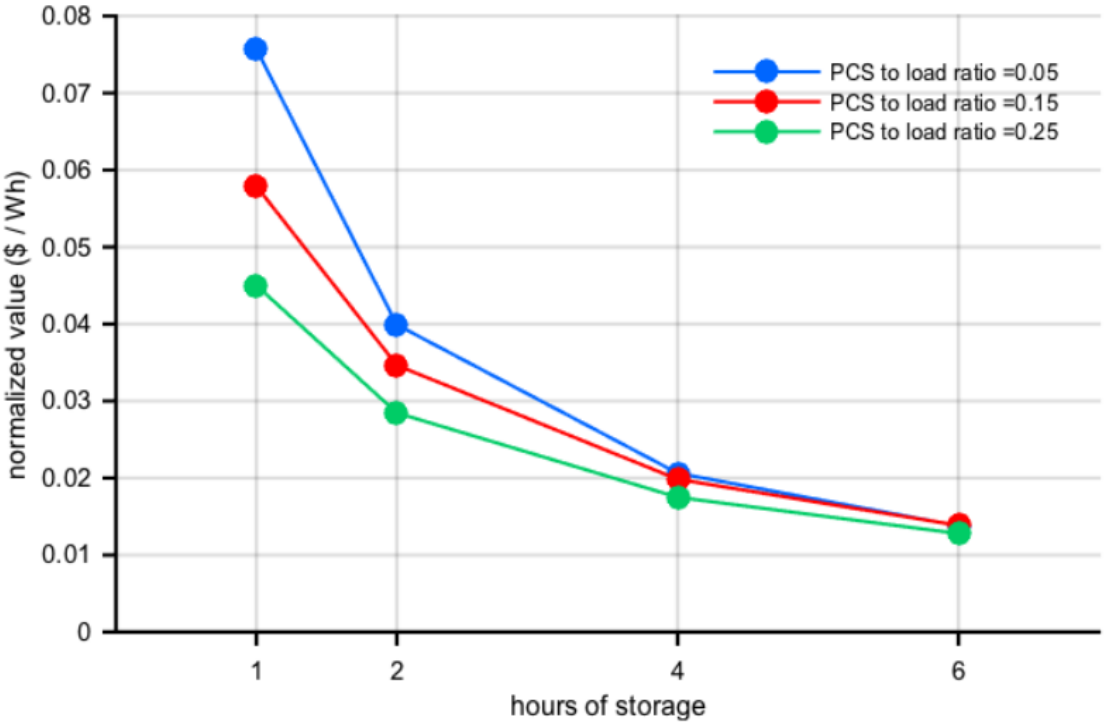
- *Duration.* Based on an analysis of nine California affordable housing properties, optimal duration for common area peak demand reduction in affordable housing ranged from 1.5 hours to 3 hours, with an average duration of 2.6 hours.[124]

  This is consistent with analysis by Geli that was included in comments submitted by the solar industry group CALSEIA regarding the May 16th, 2016 CPUC proposed decision to revise SGIP.[125] The figure below, which was included in CALSEIA's comments to the CPUC, illustrates that the value of demand charge mitigation begins to drop off at the 2-hour duration point and significantly declines after 4 hours.

[124] California Housing Partnership, Center for Sustainable Energy, Clean Energy Group, and Geli, "Closing the California Clean Energy Divide: Reducing Electric Bills in Affordable Multifamily Rental Housing with Solar+Storage." Available at http://www.cleanegroup.org/ceg-resources/resource/closing-the-california-clean-energy-divide/.

[125] California Solar Energy Industries Association, Comments of the California Solar Energy Industries Association on the Proposed Decision on Reforms to the Self-Generation Incentive Program. Available at http://docs.cpuc.ca.gov/PublishedDocs/Efile/G000/M163/K152/163152824.PDF

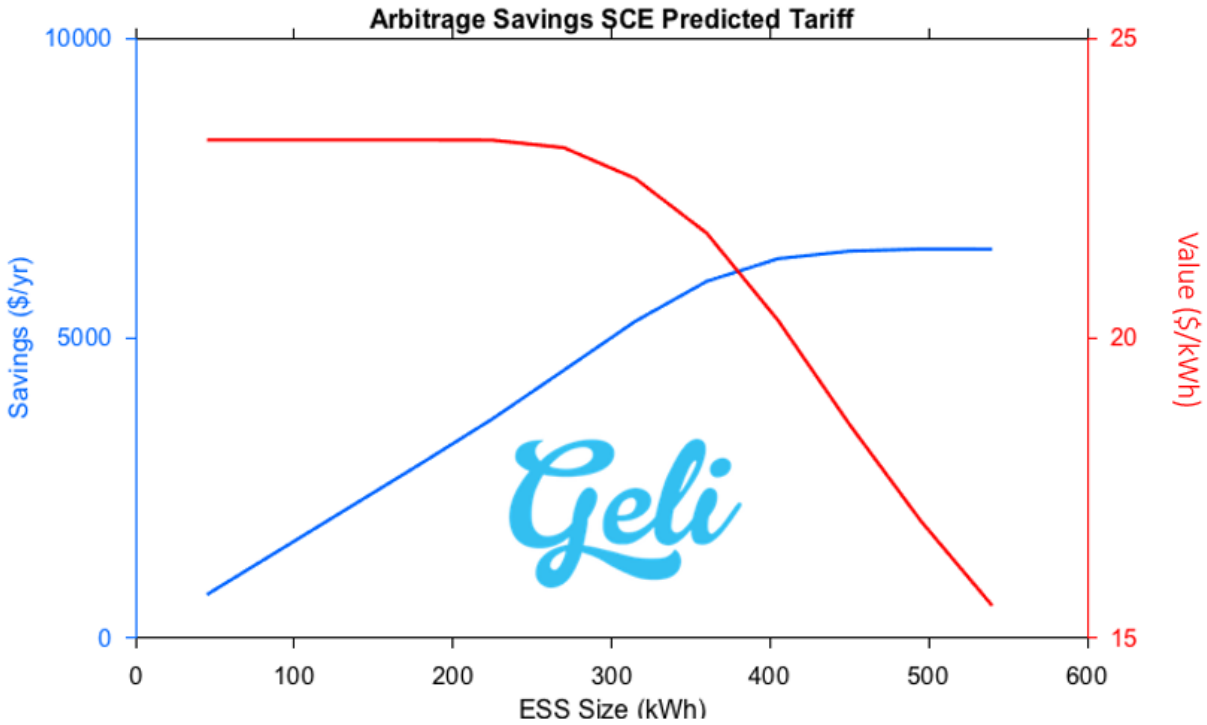
**Figure 1. Geli Analysis of Customer Value for Demand Charge Mitigation**




*Source: California Solar Energy Industries Association, Geli*

An analysis by Geli of the value proposition for storage devices performing residential energy time-shifting came to a similar conclusion. The figure below shows the energy arbitrage value proposition of a 120 kW storage device shifting solar energy to impact affordable housing tenant loads under a predicted future Southern California Edison TOU rate tariff. At about 300 kWh, or a storage duration of 2.5 hours, the value in dollars per kilowatt hour begins to decline more rapidly and savings begin to level off. A similar inflection point was found for tenants under PG&E and SDG&E TOU rate tariffs.

**Figure 2. Geli Analysis of Energy Storage Savings (ESS) Size vs. Savings**




*Source: Geli, Clean Energy Group*

Based on these results, it is recommended that storage device duration incentivized under implementation of AB 693 be limited to no more than 3 hours. So that, for example, a storage device with a power rating of 100 kW be limited to a capacity of no more than 300 kWh. These power and duration constraints should allow for optimal system design, while discouraging uneconomic oversizing of storage devices.

## XII. Program Administrative Structure[126]

AB 693 requires the Commission to put in place an appropriate administrative structure to implement the Multifamily Solar Roofs Program. To determine what administrative structure is most appropriate, AB 693 directs that:

> The commission shall consider the most appropriate program administration structure, including administration by a qualified third-party administrator, selected by the commission through a competitive bidding process, or administration by an electrical corporation, in an existing or future proceeding.[127]

The decision on whether to select a third-party administrator or administration by an electrical corporation should take into consideration a number of factors, including those described below.

### Alignment of Mission

The administrative structure must be compatible with, and capable of directing, a market transformation through the delivery of a comprehensive menu of energy services and investments that are provided in a manner both responsive and sensitive to the energy needs of property owners and low-income renters. To accomplish this, there must be a seamless alignment between the mission of the Program Administrator and the mission of the organizations owning and operating the affordable housing, the organizations representing the interests of the low-income tenants residing at these properties, and other stakeholders of the program.

### Capacity to Provide Administrative Support to Meet All Requirements

As discussed in Section 2 of this Joint Proposal, the Program Administrator will be required to carry out a number of technical and support functions that were not conducted under MASH and that are unique to the Multifamily Solar Roofs Program. These include:

[126] Questions 10,17,24 and 25 of the ALJ's July 8, 2016 Ruling are covered in this section.
[127] Cal. Pub. Util. Code § 2870(d).

i. Ensure that the program incentives are aligned with program costs and account for leveraged resources so that "no individual installation receives incentives at a rate greater than 100 percent of the total system installation costs."[128]
ii. Ensure compliance with geographic diversity requirements.[129]
iii. Provide outreach and technical assistance in disadvantaged and underserved communities to address barriers to accessing renewable energy.
iv. Ensure compliance with requirements that PV generation is primarily allocated to tenants and that utility tariffs provide a direct economic benefit to tenants.[130]
v. Monitor and ensure compliance with local hiring.[131]
vi. Provide technical support and facilitate "one-stop" access to utility energy efficiency program resources to implement energy efficiency requirements.[132]
vii. Develop protocols and verify compliance with system performance and operation and maintenance requirements.[133]
viii. Conduct analysis and market demand assessments.[134]

The previous IOU administrative model developed for programs such as MASH is not sufficient to meet the demands and challenges of a program as complex as AB 693 and the needs of a housing market that to date has been largely underserved by ratepayer energy programs. In particular the MASH IOU model would be structurally unable to ensure compliance with geographic diversity requirements and it would lack the efficiencies and capacity to perform most of the other key tasks listed above.

Administrative Efficiency, Consistency, and Flexibility

Requiring multiple administrative staffs, and replicating administrative processes, marketing plans, local hiring plans, and compliance protocols multiple times, for each electrical corporation, would unduly add to administrative cost. Since many of administrative support functions are fixed cost, a structure with multiple administrators will present difficulties and constraints within the budget limits set for the program. Such budget constraints could

[128] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(f)(4) an(5).
[129] AB 693. Section 1(e).
[130] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(f)(2) and (g)(2)
[131] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(f)(6)
[132] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(f)(7).
[133] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(f)(3).
[134] AB 693 amendments to PUC. Part 2 of Division 1 of the PUC, Section 2870(j)(1) and (2).

adversely affect the delivery of support or technical services to program stakeholders to address barriers and build capacity to implement energy efficiency improvement and install solar energy systems.

Multiple administrators, each with their own staffs and administrative processes, would add complexity and administrative burdens for property owners, who would have to access the program at multiple points, navigate slightly different implementation protocols and practices, and respond to requests to multiple administrators to implement their projects. Focus groups of property owners conducted by Coalition members have shown conclusively that these inefficiencies and burdens would have a chilling effect on participation rates by these property owners and doom the Program to failure. Multiple program administrators would also contribute to differences in the level and quality of services provided to support the program. Uneven outreach or technical support might also result, and adversely affect program participation and compliance with geographic diversity requirements or delay implementation. Property owners require certainty, consistency, and simplicity in the administration of programs, especially one as complex as the Multifamily Solar Roof Program, to secure their participation.

In summary, the scope and complexity of AB 693 requires a single point of entry and the coordinated delivery of administrative support and technical services instead of replicating administrative processes multiple times.

Need for Single, Statewide Administrator

The Nonprofit Solar Stakeholders Coalition recommends and proposes that a third-party statewide Program Administrator be selected to administer the Multifamily Solar Roofs Program. There are several key benefits to this administrative structure that would result in a more successful program and provide the maximum benefits to low-income tenants than traditional IOU administrative structures.

First, IOUs have not achieved desired levels of penetration for other low-income programs such as the CARE and Energy Savings Assistance Programs (ESAP).[135] In this regard, considerable efforts have been made to expand energy efficiency services for multifamily affordable housing properties under the ESAP. These efforts have been largely thwarted in the Commission's proceeding, contributing to lower program participation by renters and multifamily property owners.

As evidence, the Coalition points to the general energy efficiency proceeding, where the problem statements provided by PG&E, SDG&E, and SCE for their business plans have largely concluded that multifamily properties are "hard to reach" and are "limited in their efficiency improvement opportunities" because of "split incentive" issues and that "only a subset have high potential for energy efficiency savings." IOU Program Administrators have also suggested that multifamily energy efficiency programs have low participation because of low rates of return. SCE observed that "energy efficiency is a relatively low priority for multifamily property owners, like all businesses, they have many demands on their resources."

These generalizations are not applicable to all segments of the multifamily market. Some segments of the multifamily market have been engaged in energy efficiency strategies and segments of affordable housing markets include planning and housing quality requirements that target energy efficiency improvements, subject to the availability of funding. Such misunderstandings about multifamily housing markets ultimately undermined the effectiveness of ratepayer programs with respect to this market segment.

In contrast, the LIWP Large Multifamily program, funded by Cap and Trade allocations, offers a model of a successful statewide, third-party administered program that, unlike IOU programs, provides a one-stop delivery mechanism integrating support and technical services and energy funding resources to facilitate combined energy efficiency and solar improvements. This program, launched in 2016, has been successful in recruiting multifamily property owners in undertaking comprehensive energy improvements and has even come to the aid of MASH projects that have been stalled because of an inability to cover costs for residential installation.

[135] *See* CPUC, Low-income Oversight Board, Draft Meeting Minutes, pp. 7-8 (Feb. 23, 2016), *available at* http://www.liob.org/meetings.aspx.

The LIWP Large Multifamily demonstrates how statewide third-party managed and administered programs can introduce new service concepts and comprehensive solutions for serving multifamily markets, not possible within traditional IOU business models.

Transferable Administrative Requirements and Processes

A number of core administrative processes requirements must be developed to implement the program. For example, there are some features of the MASH program that are readily transferable and useful to the implementation of AB 693. These include state licensing requirements for solar contractors, PV equipment eligibility, warranty and system performance requirements, and inspection requirements.

Non-Transferable Administrative Requirements

There are also a number of requirements from the MASH program that are not transferable and should be substantially revised under the Multifamily Solar Roofs Program. These include:

- *Application and Reservation Process:* The MASH application and reservation has contributed to several undesirable outcomes. Program reservations have been monopolized by a relatively small group of solar contractors. These practices are evident by the short time period in which IOUs opened up their wait lists to accept new applications. When wait lists were opened, these solar providers made mass reservations, in some cases enrolling multiple properties within a housing organization's portfolio. The current administration of this process also permitted properties on a wait list to be substituted with other properties owned by the same housing organization if it was decided that the proposed solar project was not viable. This loophole encouraged solar providers to over-enroll and over size properties at the front end until project interest or viability was actually determined. The result of these practices was the exclusion of other multifamily property owners from applying for and participating in the program.

To address this problem, the Coalition recommends the following corrective actions are necessary:

i. Discontinue the practice of allowing solar companies to enroll multiple properties for a property owner at one time.
ii. Require that multifamily property owners make direct project applications.

iii. Establish a process to phase application approvals on a quarterly basis
iv. Set a limit on project reservations that a housing applicant can receive during a quarter
v. Provide property owners with conditional (60day) reservations to permit housing organizations to obtain competitive bids from multiple solar contractors before locking in reservations

- *Reservation Period:* For projects with LIHTC funding, the reservation period must be extended to 36 months, consistent with the requirements in the New Solar Home Partnership program, to fit with the project development cycle for these projects.
- *Energy Efficiency:* The MASH energy efficiency requirements should not be adopted for the Multifamily Solar Roofs Program. The energy efficiency requirements proposed in Section X should be adopted.
- *Incentive Limitations*: AB 693 specifies additional incentive limitation requirements that must be addressed.
- *Payment Designation*: Payment under AB 693 should be made directly to the property owner, not the solar installer, to ensure project accountability.

New Requirements and Processes

There are a number of new areas that should be addressed in the administrative guidelines for the Multifamily Solar Roofs Program, including:

- *Consumer Protections*: Additional consumer protection are necessary to ensure that property owners and tenants have accurate and reliable information concerning the solar system, system costs, energy savings benefits, operations and maintenance cost, and assumptions used to project out-year energy savings and costs.
- *Operation and Maintenance:* Guidance is needed to address system monitoring and O&M requirements for TPO installed systems.
- *Performance Guarantees*: Guidance is needed to address system performance/production guarantee requirements for TPO installed systems.
- *Energy Storage*: Guidance is needed on energy storage equipment standards and protocols.

Data and Reporting

Greater transparency should be provided for the Multifamily Solar Roofs Program than was provided for the MASH program. For the public to review the performance and outcomes of the program, a greater level of information on the participating properties and installed solar energy systems is needed.

- *Project Data Elements*: Data elements available to the public should include:
  *i.* Property name and address
  *ii.* Number of residential units
  *iii.* Property Type (LIHTC, HUD-assisted, PHA, USDA-RD)

*iv.* Property electricity use (aggregated pre-solar baseline
*v.* Solar energy system ownership (Property, TPO)
*vi.* Solar energy system incentives (residents, common area)
*vii.* Solar energy system details (PV/storage size, costs, panels, inverters, contractor)
*viii.* Solar energy system allocation (residents, common area)
ix. Solar energy system financial projections (estimated energy savings for residents, common area)
*x.* Date installed
*xi.* Energy efficiency reduction estimate/goal for property

- *Geographic Data Elements (by Census Tract)*
  - *i. Solar systems installed, under reservations, pending applications*
  - *ii. Solar capacity installed, under reservations, pending applications*
  - *iii. Low-income renters receiving solar benefits*
  - *iv. CARE eligible customers reached by program*
  - *v. PV generation allocated to offset tenant usage*
  - *vi. Number of local hires from solar projects.*
  - *vii. GHG emission reductions.*

- *Data Disclosure and Transparency*: The Commission should revise policies concerning the disclosure of program information on multifamily properties receiving incentives under the Multifamily Solar Roofs Program.

  Under the MASH program, information about project applications, property names and addresses were not made available in the California Solar Initiative public database. Additionally, staff has denied request for this information from nonprofit, public advocacy organizations. The lack of transparency has hampered efforts by organizations to evaluate the programs use by housing organizations, tenant coverage of installed systems, and the amount of MASH installations within DAC and other underserved communities.

  Moreover, there is no apparent policy rational that would prevent the release of this information. Affordable multifamily rental properties receiving housing financial assistance and subject to deed restrictions and regulatory agreements, such as those properties funded by MASH, are already included in public databases. These databases include information on property name, address, and type of pubic assistance received by the property.

  We recommend that the same level of transparency be provided for the Multifamily Solar Program.

Safety Issue

The ALJ has requested comments on what safety issues should be considered in the implementation of the program, and who should be responsible for meeting any safety requirements. The central safety issues affecting program implementation concern the installation of the solar energy systems and the ongoing operation and maintenance of the installed equipment.

With regards to installation, matters of site and worker safety should be the responsibility of the solar contractor. Moreover, the installed system should be free from defect that would pose safety risks to the tenants or property owners. These responsibilities are, and should be, delineated in written agreements between the solar company and the property owner. Furthermore, the solar contractor should provide employees with appropriate worker safety training and have appropriate liability and workers compensation insurance in the event of an accident.

With regards to the ongoing operations of the solar systems, the operation of the equipment is generally the responsibility of the owner of the solar energy system. Accordingly, if the solar energy system is owned by a third-party owner, the responsibility for ensuring that the system's operations is safe and poses no risk to the tenants lies with the third party owner. In this regard, the third-party owner should be expected to have appropriate liability and property insurance.

## XIII. Conclusion.

AB 693 presents an unprecedented opportunity for California to deliver a comprehensive and integrated energy strategy that materially advances California's energy policies and goals across a market segment that is often underserved by existing energy programs. Through the structure and elements presented in the Joint Proposal, the CPUC can realize the twin goals the Legislature clearly communicated in passing AB 693: to help low-income households residing in affordable multifamily housing realize savings on their electric bills, savings that could mean not having to choose between heat and food on the table, while also furthering the state's greenhouse gas reduction goals.

The Joint Proposal accomplishes the twin goals of AB 693 by developing incentive structures that directly benefit low-income tenants while adequately incentivizing building owners to participate, creating effective energy efficiency requirements, and reducing peak demand with solar plus storage. The Joint Proposal also provides a framework for achieving more robust job placement requirements to achieve long-term and good paying jobs for residents of low-income and disadvantaged communities and targets disadvantaged workers and communities most in need of economic development opportunities. The program design also creates a more equitable solution for project distribution by eliminating the first-come, first-serve approach under MASH and proposes criteria for achieving equitable investments in low-income and disadvantaged communities. Most importantly, the Joint Proposal recommends that the Commission engage a single third-party statewide program administrator to achieve greater efficiency, consistency, and more targeted outreach to the complicated and significantly underserved affordable housing market segment.

In developing the Joint Proposal, the members of the Nonprofit Solar Stakeholder Coalition and our constituents have been strongly influenced by a desire not to replicate past failures or ignore opportunities to leverage successes. We have, in the end, sought to articulate

a framework capable of addressing the long-term energy needs of our state's most vulnerable households and communities consistent with the mandates of AB 693.

The Joint Parties urge the Commission to adopt the program design presented in the Joint Proposal to ensure that low-income renters and the communities they reside in have access to a full range of solutions that their energy future depends on.

Respectfully submitted this 3rd day of August 2016, San Francisco California.

By: */s/ Wayne W. Waite*
Wayne W. Waite, Policy Director
California Housing Partnership

*/s/ Eddie H. Ahn*
Eddie H. Ahn, Executive Director
Brightline Defense Project

*/s/ Shana Lazerow*
Shana Lazerow, Attorney for CEJA
Communities for a Better Environment

*/s/ Tovah Trimming*
Tovah Trimming, Attorney for CEJA
Environmental Law & Justice Clinic
Golden Gate University School of Law

*/s/ Peter Miller*
Peter Miller, Senior Scientist for National
Resource Defense Council

*/s/ Jim Grow*
Jim Grow, Attorney for National Housing Law
Project

**Rulemaking 14-07-002**

**PROPOSAL FOR THE IMPLEMENTATION OF AB 693**
**APPENDICES**

*Nonprofit Solar Coalition*
*Joint Submission*

August 3, 2016

**APPENDICES**

**Rulemaking 4-07-002**

# Nonprofit Solar Coalition
# Joint Submission

**August 3, 2016**

## APPENDICES

## PROPOSAL FOR THE IMPLEMENTATION OF AB 693

**A. AB 693 Briefing Materials**
**B. List of Eligible LIHTC Properties**
**C. List of HUD-Assisted Properties**
**D. Solar PV Costs Estimates**
**E. AB 693 Incentive Structure – Backup Analysis**
**F. CPUC Analysis of AB 693**
**G. Energy Storage Legal Analysis**

# AB 693 - Multifamily Affordable Housing Solar Roofs Program


## AB 693 Frequently Asked Questions - Comparison to MASH

August 2015

APPENDIX A - AB 693 BRIEFING MATERIALS

# AB 693- FAQ

**Question: Why is this program needed if MASH already exists?**

The Multifamily Affordable Solar Housing (MASH) program has not been successful at scaling solar installations to reach low-income residential units. The following outlines deficiencies in the current approach for serving low-income households in multi-tenant buildings.

**Program Goals –** The MASH program is designed to meet specific mandated PV production MW targets and other goals in the enabling legislation.[1] There is not an explicit goal in the MASH program that solar installations primarily serve or benefit low-income households. This omission has fostered a Green Divide in California's solar programs serving multifamily markets.

**Budget Limitations to Reaching Disadvantaged Communities –** The budget for the MASH programs poses other substantive barriers. The new MASH funding provided by AB 217, $54 million, is insufficient to pursue long-term strategies to rectify the programmatic gaps and improve access to low-income renters and disadvantaged communities. The current Wait List for MASH projects exceeds available funding. MW Production goals have pushed down incentives levels making it more difficult to reach low-income tenants without additional resources.

**Project Economics –** The economics of solar installations influence the type and scale of installations possible under the MASH program. To meet production targets for low-income solar programs, the MASH program has required significant leveraging to support PV installations. Unlike the Single Family Affordable Housing Homes (SASH) program, which subsidizes most if not all of the costs on solar installations serving low-income households, under MASH 50% or more of the of the costs of solar installations must be provided from outside sources.[2] The ensuing funding gaps of the MASH financing structure make it difficult for housing providers or private markets to develop solutions to scale systems beyond property common areas.

---

[1] Senate Bill 1 authorized the CPUC to create the California Solar Initiative (CSI) in 2006. The CSI Program expanded state support for solar technology and is the product of the "Million Solar Roofs" vision for the State of California. AB 2723 (Pavley) required the PUC to ensure that not less than 10% of the CSI funds are used for the installation of solar energy systems on low-income residential housing. In October 2008, the California Public Utilities Commission (CPUC) issued Decision 08-10-036 establishing a $108 million solar incentive program for the MASH program. The MASH Program was intended to provide higher incentives to offset the project costs of installing solar on multifamily affordable housing buildings in California. The stated goals of the MASH program are to stimulate the adoption of solar power in the affordable housing sector, decrease electricity use and costs without increasing monthly household expenses for affordable housing building occupants, and increase awareness of the benefits of solar among affordable housing occupants and developers. AB 217 (Bradford, 2013) extended the MASH and SASH programs of the California Solar Initiative with $108 million in new funding and set several new goals for the programs. These goals included maximizing the overall benefit to ratepayers, requiring participants to enroll in the Energy Savings Assistance Program, and providing job training and employment opportunities in the solar energy and energy efficiency sectors of the economy.

[2] These sources include housing program funding, federal Investment tax credits, contributions from project reserves, and the use of energy savings resulting from the solar installations.

**Split Incentive Barriers –** For the MASH programs, the split incentives require property owners to subsidize solar investments that benefit tenants and not the property directly. Specifically, building owners must cross-subsidize solar installations serving tenant units or from the operational savings derived from common areas or from other resources available to the property owner. This outcome diverts resources that would otherwise be used for other important property uses and for preserving affordable housing assets. Further, these resources alone are not sufficient to cover the added costs of expanding solar systems to serve low-income tenant units.

**Assumptions About Tenant Savings –** Another false expectation is that a portion of tenant energy savings from solar installations can be recaptured by the property either from adjustments to rents or changes to utility allowances. Because MASH primarily serves publically supported and regulated housing multifamily housing markets, housing policies and guidance must be in place to recapture a portion of tenant energy savings benefits for use in financing solar PV investments. Such policies changes are either not possible because of regulatory restrictions or, in the case of the California Tax Credit Allocation Commission, have proven difficult to implement, effectively denying installations to tenants. Additionally, most residents in affordable multifamily housing pay discounted utility rates, which reduces the amount of energy saving that could be captured. This undermines the project economics to providing solar to tenants. Moreover, actions to capture savings from low-income tenants could be viewed as counter to the objective of providing low-income households with access to the benefits of clean energy technologies.

In summary, the CPUC and MASH Program Administrators, lacking expertise in affordable housing, have been unable to articulate a strategy to address real economic and split incentive barriers to delivering solar PV to multi-tenant buildings. As a result, MASH has not been effective in providing low-income renters with access to solar and the economic benefits from publicly supported PV installations. Conflicting mandates, economic realities, and split incentive barriers all require a fundamentally new approach to scale solar to reach low-income tenants. That is the purpose of Solar CARE.

# AB 693 - FAQ

**Question: What does Solar CARE provide that the MASH program does not?**

The Solar CARE program provides several advantages over the MASH program. These advantages include:

- A specific goal and programmatic objective for targeting public resources to support PV installations serving low-income tenants in disadvantaged communities.

- A "low-income tenant first" approach to system design, financing, and installation that enables a broader distribution of benefits from solar installations between low-income tenants, property owners, ratepayers, and disadvantaged communities

- Comprehensive financing strategies that better align project costs and program incentives, and leverage financing products and resources that can be reliably captured by private markets to lower funding requirements and fully fund solar PV installations.

- Solutions to split-incentive barriers that provide property owners with safeguards for retaining energy savings realized from solar installations and incentives to undertaking solar installations providing benefits to tenants.

- Significant direct economic benefits to low-income renters.

- Green jobs benefiting residents in disadvantaged communities.

- Economic stimulus in disadvantaged communities through increased spending and jobs and improved health and environmental quality.

- Significant ratepayer benefits from CARE program savings.

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 2040 Jenny Lane | Fortuna | 95540 | Humboldt | 50 |
| | 25100 Cypress Avenue | Hayward | 94544 | Alameda | 54 |
| | 1414 Olive Drive | Davis | 95616 | Yolo | 24 |
| | 2848 Schnell School Road | Placerville | 95667 | El Dorado | 36 |
| | 4833 E. Lane | Fresno | 93727 | Fresno | 4 |
| | 477 8th Street | Oakland | 94607 | Alameda | 32 |
| | 1385 Griffith | Wasco | 93280 | Kern | 44 |
| | 66 Longman Lane | Arnold | 95223 | Calaveras | 35 |
| | 19734 Road 231 | Strathmore | 93267 | Tulare | 42 |
| | 855 West Visalia Road | Exeter | 93221 | Tulare | 58 |
| | 1130 D Street | Los Banos | 93635 | Merced | 38 |
| | 735 East Terra Bella | Pixley | 93256 | Tulare | 40 |
| | 1400 South Green | Dinuba | 93618 | Tulare | 44 |
| | 200 Greenley Road | Sonora | 95370 | Tuolumne | 46 |
| | 2231 23rd Avenue | Oakland | 94610 | Alameda | 4 |
| | 8300 MacArthur Blvd. | Oakland | 94605 | Alameda | 20 |
| | 2648 Parker Avenue | Oakland | 94605 | Alameda | 4 |
| | 990 East Springfield Avenue | Reedley | 93654 | Fresno | 75 |
| | 4901 West Crenshaw Drive | Visalia | 93277 | Tulare | 60 |
| | 6620 Collier Street | Upper Lake | 95485 | Lake | 28 |
| | 14580 Olympic Drive | Clearlake | 95422 | Lake | 27 |
| | 1313 Castillo Street | Santa Barbara | 93101 | Santa Barbara | 3 |
| | 750 Oddstad Blvd. | Pacifica | 94044 | San Mateo | 52 |
| | 172 South East | Reedley | 93654 | Fresno | 23 |
| | 630 Baden Avenue | South San Francisc | 94080 | San Mateo | 62 |
| | 850 E. Leland Road | Pittsburg | 94565 | Contra Costa | 80 |
| | 655 Vine | Exeter | 93221 | Tulare | 44 |
| | 3711 Cogswell Road | El Monte | 91732 | Los Angeles | 58 |
| | 1184 Vetter Drive | Tulare | 93274 | Tulare | 2 |
| | 27901 Huntwood Avenue | Hayward | 94544 | Alameda | 40 |
| | 1714 Eleventh Street | Oakland | 94607 | Alameda | 2 |
| | 998 Prospect Avenue | Hollister | 95023 | San Benito | 14 |
| | 4035 Poinsettia Street | San Luis Obispo | 93401 | San Luis Obispo | 20 |
| | 1340 Golden Gate Ave. | San Francisco | 94115 | San Francisco | 32 |
| | 2837 Los Robles Road | Thousand Oaks | 91362 | Ventura | 29 |
| | 975 45th Street | Oakland | 94608 | Alameda | 2 |
| | 125 West Carrillo Street | Santa Barbara | 93101 | Santa Barbara | 30 |
| | 1301 Fifth Avenue | San Diego | 92101 | San Diego | 130 |
| | 2005 San Ramon Avenue | Mountain View | 94043 | Santa Clara | 124 |
| | 76 Duane Street | San Jose | 95110 | Santa Clara | 23 |
| | 113 Hooper Road | Wheatland | 95692 | Yuba | 24 |
| | 321 Dorsey Drive | Grass Valley | 95945 | Nevada | 34 |
| | 1814 Fifth Avenue | San Diego | 92101 | San Diego | 80 |
| | 712 Sycamore Lane | Petaluma | 94952 | Sonoma | 23 |
| | 100 Port Street | Point Arena | 95468 | Mendocino | 26 |
| | 1401 Derose Way | San Jose | 95126 | Santa Clara | 76 |
| | 1740 Sutter Road | McKinleyville | 95519 | Humboldt | 48 |
| | 800 Capehart Court | Ridgecrest | 933550000 | Kern | 12 |
| | 350 Stewart Street | Blythe | 92225 | Riverside | 2 |
| | 330 Stewart Street | Blythe | 92225 | Riverside | 2 |
| | 3090 16th Street | San Francisco | 94103 | San Francisco | 20 |
| | 409 Bruce Street | Yreka | 96097 | Siskiyou | 36 |
| | 2675 Market Street | San Diego | 92102 | San Diego | 14 |
| | 1276 N. Harper Avenue | West Hollywood | 90046 | Los Angeles | 17 |
| | 10347 Willow Street | Jamestown | 95327 | Tuolumne | 51 |
| | 705 West Sequoia Avenue | Woodlake | 93286 | Tulare | 48 |
| | 48176 Lindsay Lane | Oakhurst | 93644 | Madera | 37 |
| | 660 Bell Street | Los Alamos | 93440 | Santa Barbara | 14 |
| | 5072 St. Andrew Road | Mariposa | 95338 | Mariposa | 36 |
| | 2020 Cloverfield Blvd. | Santa Monica | 90404 | Los Angeles | 32 |
| | 14930 Burns Valley Road | Clearlake | 95492 | Lake | 40 |
| | 5363 Dent Avenue | San Jose | 95118 | Santa Clara | 23 |
| | 5130 Case Avenue | Pleasanton | 94566 | Alameda | 200 |
| | 5020 Coakley Circle | Mariposa | 95338 | Mariposa | 32 |
| | 18 Clark Street | Cloverdale | 95425 | Sonoma | 34 |
| | 2787 E Street | San Diego | 92102 | San Diego | 22 |
| | 283 13th Street | Oakland | 94612 | Alameda | 119 |
| | 1011 Newport Avenue | Orland | 95963 | Glenn | 40 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 16716 San Luis Drive | Morgan Hill | 95037 | Santa Clara | 20 |
| | 12435 Sixth Street | Yucaipa | 92399 | San Bernardino | 51 |
| | 50 West Edmundson Avenue | Morgan Hill | 95037 | Santa Clara | 20 |
| | 9005 Kern Avenue | Gilroy | 95020 | Santa Clara | 24 |
| | 651 W. 6th Street | Gilroy | 95020 | Santa Clara | 109 |
| | 1260 N. Harper Avenue | West Hollywood | 90046 | Los Angeles | 22 |
| | 11128 Osage Avenue | Lennox | 90304 | Los Angeles | 21 |
| | 1125 Oregon Street | Crescent City | 95531 | Del Norte | 38 |
| | 11841 Old Tunnel Road | Nevada City | 95945 | Nevada | 60 |
| | 1415 Hendley Circle | Santa Rosa | 95404 | Sonoma | 27 |
| | 1828 17th Street | Santa Monica | 90401 | Los Angeles | 7 |
| | 1515 Valdora Street | Davis | 95616 | Yolo | 36 |
| | 9199 Fircrest Lane | San Ramon | 94583 | Contra Costa | 120 |
| | 1544 Berkeley Avenue | Santa Monica | 90401 | Los Angeles | 7 |
| | 2324 Shasta Drive | Davis | 95616 | Yolo | 62 |
| | 1405 Caulfield Lane | Petaluma | 94954 | Sonoma | 22 |
| | 1747 15th Street | Santa Monica | 90401 | Los Angeles | 9 |
| | 1968 19th Street | Santa Monica | 90401 | Los Angeles | 7 |
| | 8510 Brentwood Blvd. | Brentwood | 94513 | Contra Costa | 28 |
| | 600 Embarcadero | San Francisco | 94107 | San Francisco | 177 |
| | 2220 10th Avenue #100 | Oakland | 94606 | Alameda | 30 |
| | 2701 Erskine Creek Road | Lake Isabella | 93240 | Kern | 46 |
| | 1094 East Washington Avenue | Earlimart | 93219 | Tulare | 35 |
| | 21900 California Avenue | San Joaquin | 93660 | Fresno | 20 |
| | 22200 California Avenue | San Joaquin | 93660 | Fresno | 38 |
| | 970 Prospect Avenue | Hollister | 95023 | San Benito | 42 |
| | 1761 Woodlands Avenue | East Palo Alto | 94303 | San Mateo | 22 |
| | 801 Lyons Bald Mt. Road | Sonora | 95370 | Tuolumne | 42 |
| | 1865 Walnut Avenue | Red Bluff | 96080 | Tehama | 46 |
| | 15756 Paradise Avenue | Ivanhoe | 93235 | Tulare | 54 |
| | 34 Banning Street | Avalon | 90704 | Los Angeles | 80 |
| | 375 South Third Street | San Jose | 95112 | Santa Clara | 63 |
| | 855 C Street | San Rafael | 94901 | Marin | 60 |
| | 1206 Connecticut Street | San Francisco | 94107 | San Francisco | 10 |
| | 800 The Embarcadero | San Francisco | 94107 | San Francisco | 108 |
| | 225 Third Street | Greenfield | 93927 | Monterey | 30 |
| | 548 Hunt Avenue | St. Helena | 94574 | Napa | 56 |
| | 616 Ohlone Street | Davis | 95616 | Yolo | 36 |
| | 34 Ortega Drive | Watsonville | 95076 | Santa Cruz | 42 |
| | 66950 Ironwood Drive | Desert Hot Springs | 92240 | Riverside | 96 |
| | 5896 East Avenue | Livermore | 94550 | Alameda | 69 |
| | 909 Martin Circle | Petaluma | 94952 | Sonoma | 32 |
| | 1110 Pacific Avenue | Santa Cruz | 95060 | Santa Cruz | 44 |
| | 3253 Adeline Street | Berkeley | 94703 | Alameda | 14 |
| | 1577 East Lassen Avenue | Chico | 95973 | Butte | 76 |
| | 3601 N. Sunrise Way | Palm Springs | 92262 | Riverside | 140 |
| | 3330 Army Street | San Francisco | 94110 | San Francisco | 25 |
| | 201 Turk Street | San Francisco | 94102 | San Francisco | 175 |
| | 111 Jones Street | San Francisco | 94102 | San Francisco | 108 |
| | 638 East Adams | Santa Ana | 92707 | Orange | 6 |
| | 16530 Palmer Avenue | Huron | 93234 | Fresno | 54 |
| | 244 South Ventura Avenue | Farmersville | 93223 | Tulare | 36 |
| | 41692 Road 105 | Sultana | 93666 | Tulare | 36 |
| | 561 A Street | Hayward | 94541 | Alameda | 36 |
| | 1200 Rancho Drive | Hollister | 95023 | San Benito | 54 |
| | 4984 Severance Drive | San Jose | 95136 | Santa Clara | 79 |
| | 1105 Willow Road | Menlo Park | 94025 | San Mateo | 6 |
| | 3120 Cunnison Lane | Soquel | 95073 | Santa Cruz | 39 |
| | 634 Parr Avenue | Los Gatos | 95030 | Santa Clara | 64 |
| | 844 Sharmon Palms Lane | Campbell | 95008 | Santa Clara | 24 |
| | 781 East Cotati Avenue | Rohnert Park | 94928 | Sonoma | 50 |
| | 990 College Avenue | St. Helena | 94574 | Napa | 80 |
| | 1245 Grand Avenue | Escondido | 92027 | San Diego | 21 |
| | 1252 Washington Avenue | Escondido | 92027 | San Diego | |
| | 2425 Virginia Avenue | Santa Monica | 90401 | Los Angeles | 13 |
| | 218 Leibrandt Street | Santa Cruz | 95060 | Santa Cruz | 8 |
| | 639 West Worth Street | Stockton | 95206 | San Joaquin | 31 |
| | 6215 Ocotillo | Twentynine Palms | 92277 | San Bernardino | 65 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1246 Third Avenue | Chula Vista | 91911 | San Diego | 28 |
| | 201 North Raitt Street | Santa Ana | 92703 | Orange | 6 |
| | 690 N Herbert Ave | Los Angeles | 90063 | Los Angeles | 20 |
| | 10330 Preston Lane | Jamestown | 95327 | Tuolumne | 56 |
| | 1333 South Greene | Dinuba | 93221 | Tulare | 24 |
| | 2551 San Pablo Avenue | Oakland | 94612 | Alameda | 43 |
| | 725 Pinewood Court | Williams | 95987 | Colusa | 26 |
| | 732 North Clovis Avenue | Clovis | 93611 | Fresno | 150 |
| | 3207 West Shields Avenue | Fresno | 93722 | Fresno | 52 |
| | 1100 Second Street | Mendota | 93640 | Fresno | 44 |
| | 18402 Tuolumne Road | Tuolumne | 95379 | Tuolumne | 30 |
| | 227 West De La Guerra St. | Santa Barbara | 93101 | Santa Barbara | 17 |
| | 2303 Yerba | Selma | 93662 | Fresno | 5 |
| | 2304 Park | Selma | 93662 | Fresno | |
| | 2901 Virginia Ave. | Bakersfield | 93307 | Kern | 60 |
| | 1908 H Street | Bakersfield | 93301 | Kern | 53 |
| | 19611 Elder Lane | Groveland | 95321 | Tuolumne | 39 |
| | 1501 East Cypress Avenue | Tulare | 93274 | Tulare | 52 |
| | 1217 North Laurel Avenue | West Hollywood | 90046 | Los Angeles | 41 |
| | 1423 2nd Street | Santa Monica | 90401 | Los Angeles | 44 |
| | 1289 Martha Way | Santa Rosa | 95405 | Sonoma | 13 |
| | 2324 Meadow Way | Santa Rosa | 95404 | Sonoma | 52 |
| | 6697 Old Redwood Highway | Windsor | 95492 | Sonoma | 48 |
| | 2533 North Marks Ave. | Fresno | 93722 | Fresno | 140 |
| | 7975 Sherwood Blvd. | Los Molinos | 96055 | Tehama | 34 |
| | 301 Jacobs Place | Exeter | 93221 | Tulare | 45 |
| | 1955 San Pablo Ave. | Oakland | 94612 | Alameda | 144 |
| | 350 17th Street | San Diego | 92101 | San Diego | 52 |
| | 11360 Sutton Way | Grass Valley | 95945 | Nevada | 78 |
| | 11825 Old Tunnell Rd. | Grass Valley | 95945 | Nevada | 34 |
| | 625 Berry Ave. | Hayward | 94544 | Alameda | 50 |
| | 3210 Pearl Ave | San Jose | 95136 | Santa Clara | 138 |
| | 518 Minna Street | San Francisco | 94103 | San Francisco | 24 |
| | 1519 E Walnut | Orange | 92867 | Orange | 22 |
| | 537 W Almond Ave | Orange | 92867 | Orange | |
| | 16800 Fifth Street | Huron | 93234 | Fresno | 35 |
| | 12200 Gateway Court | Auburn | 95603 | Placer | 56 |
| | 705 Natoma Street | San Francisco | 94103 | San Francisco | 104 |
| | 38 Brannan Street | Calistoga | 94515 | Napa | 48 |
| | 978 Almaden Lake Dr | San Jose | 95123 | Santa Clara | 144 |
| | 512 Spruce Street | Wheatland | 95692 | Yuba | 88 |
| | 2001 Newton Avenue | San Diego | 92113 | San Diego | 144 |
| | 2526 East Eighth St. | Davis | 95616 | Yolo | 36 |
| | 2555 East 14th Street | Oakland | 94601 | Alameda | 92 |
| | 1303 Larkin St | San Francisco | 94109 | San Francisco | 63 |
| | 1028 Howard Street | San Francisco | 94103 | San Francisco | 30 |
| | 1001 N Hickory Ave. | Compton | 90220 | Los Angeles | 48 |
| | 490 Beck Street | Watsonville | 95076 | Santa Cruz | 18 |
| | 170 Pennsylvania Dr. | Watsonville | 95076 | Santa Cruz | 10 |
| | 907 East San Carlos Ave | San Carlos | 94070 | San Mateo | 16 |
| | 241 6th Street | San Francisco | 94103 | San Francisco | 140 |
| | 721 Wood Street | Oakland | 94607 | Alameda | 22 |
| | 920 Regal Road | Encinitas | 92024 | San Diego | 10 |
| | 2071 Amanda Way | Chico | 95926 | Butte | 72 |
| | 1328 Second Street | Santa Monica | 90401 | Los Angeles | 36 |
| | 575 Vallejo Street | Petaluma | 94952 | Sonoma | 45 |
| | 3100 5th St | Davis | 95616 | Yolo | 48 |
| | 14900 Burns Valley Road | Clearlake | 95422 | Lake | 22 |
| | 648 East Main Street | Stockton | 95202 | San Joaquin | 72 |
| | 700 Alhambra Ave. | Martinez | 94553 | Contra Costa | 75 |
| | 440 Valencia Street | San Francisco | 94103 | San Francisco | 58 |
| | 2400 Goldenrod | Oildale | 93308 | Kern | 134 |
| | 815 E. Calaveras Street | Altadena | 91001 | Los Angeles | 22 |
| | 11720 San Pablo Ave. | El Cerrito | 94530 | Contra Costa | 135 |
| | 300 Enterprise Drive | Rohnert Park | 94928 | Sonoma | 230 |
| | 2030 Pajaro Lane | Freedom | 95019 | Santa Cruz | 130 |
| | 100 Duranzo Aisle | Irvine | 92606 | Orange | 382 |
| | 2160 North Schnoor Avenue | Madera | 93637 | Madera | 136 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 400 Morgan St | Winters | 95694 | Yolo | 38 |
| | 22150 California St | San Joaquin | 93660 | Fresno | 42 |
| | 3037 N. Main Street | Walnut Creek | 94596 | Contra Costa | 36 |
| | 4710 Campbell Ave | San Jose | 95130 | Santa Clara | 98 |
| | 22702 Pacific Park Dr | Aliso Viejo | 92656 | Orange | 128 |
| | 112 Alves Lane | Bay Point | 94565 | Contra Costa | 14 |
| | 190 Sierra Court | Hollister | 95023 | San Benito | 19 |
| | 530 Andalucia Drive | Soledad | 93960 | Monterey | 40 |
| | 675 Mitchell Avenue | Oroville | 95965 | Butte | 156 |
| | 36523 25th Street East | Palmdale | 93550 | Los Angeles | 304 |
| | 229 E Amerige Ave. | Fullerton | 92832 | Orange | 59 |
| | 375 Oaktree Drive | Mountain View | 94040 | Santa Clara | 107 |
| | 174 Carroll Street | Sunnyvale | 94086 | Santa Clara | 121 |
| | 2455 West Capitol Avenue | West Sacramento | 95691 | Yolo | 50 |
| | 711 5th St | McFarland | 93250 | Kern | 52 |
| | 910 Donlon Ave | Oxnard | 93030 | Ventura | 32 |
| | 1555 E. South Avenue | Orange Cove | 93646 | Fresno | 188 |
| | 10130 Valley Blvd. | El Monte | 91731 | Los Angeles | 90 |
| | 2700 N. Willis St. | Visalia | 93291 | Tulare | 8 |
| | 464 Main St | Piru | 93040 | Ventura | 35 |
| | 1107 Luchessi Drive | San Jose | 95118 | Santa Clara | 102 |
| | 840 East Travis Blvd. | Fairfield | 94533 | Solano | 76 |
| | 601 Sunrise Avenue | Madera | 93638 | Madera | 52 |
| | 1105 Tulare Street | Parlier | 93648 | Fresno | 41 |
| | 3431 Spruce Ave | South Lake Tahoe | 96150 | El Dorado | 28 |
| | 2205 Colonial Village | Auburn | 95603 | Placer | 56 |
| | 1355 South Ave | Orange Cove | 93221 | Fresno | 54 |
| | 20939 Guerrero Ave | Richgrove | 93261 | Tulare | 35 |
| | 7622 Katella Avenue | Stanton | 90680 | Orange | 335 |
| | 9000 Campina Drive | La Mesa | 92941 | San Diego | 60 |
| | 3433 Palmer Drive | Cameron Park | 95682 | El Dorado | 80 |
| | 6508 Rita Avenue | Huntington Park | 90255 | Los Angeles | 103 |
| | 634 15th Street | Oakland | 94612 | Alameda | 200 |
| | 702 N. San Joaquin | Stockton | 95202 | San Joaquin | 30 |
| | 1405 Cypress Point Lane | Ventura | 93003 | Ventura | 104 |
| | 181 Rawls Place | San Jose | 95139 | Santa Clara | 84 |
| | 115 East Reed Street | San Jose | 95112 | Santa Clara | 53 |
| | 10210 San Diego Mission Rd | San Diego | 92108 | San Diego | 77 |
| | 1706 Branham Lane | San Jose | 95118 | Santa Clara | 51 |
| | 815 Ashland Avenue | Santa Monica | 90405 | Los Angeles | 45 |
| | 22121 S. Avalon Blvd. | Carson | 90745 | Los Angeles | 91 |
| | 15811 Alicante Road | La Mirada | 90638 | Los Angeles | 100 |
| | 358 Haversack | Sea Ranch | 95497 | Sonoma | 31 |
| | 443 East Sonora | Stockton | 95202 | San Joaquin | 69 |
| | 644 14th Street | Oakland | 94612 | Alameda | 73 |
| | 1745 E Fairway Drive | Orange | 92866 | Orange | 50 |
| | 1223 Webster Street | San Francisco | 94115 | San Francisco | 120 |
| | 3460 North Brawley | Fresno | 93722 | Fresno | 14 |
| | 705 Northrup Street | San Jose | 95126 | Santa Clara | 51 |
| | 2094 Forest Ave | San Jose | 95128 | Santa Clara | 109 |
| | 2036 Evans Lane | San Jose | 92125 | Santa Clara | 50 |
| | 26196 Crown Valley Parkway | Mission Viejo | 92692 | Orange | 155 |
| | 3082 Sunset Avenue | Marina | 93933 | Monterey | 39 |
| | 1995 North Lake St. | Madera | 93638 | Madera | 76 |
| | 100 S. Indian Hill Blvd. | Claremont | 91711 | Los Angeles | 154 |
| | 3 Osborne | Irvine | 92714 | Orange | 116 |
| | 1000 Thompkins Ave | San Francisco | 94110 | San Francisco | 46 |
| | 430 28th Street | Oakland | 94612 | Alameda | 20 |
| | 435 Beaver Street | Santa Rosa | 95404 | Sonoma | 34 |
| | 615 West Seventh Street | Antioch | 94509 | Contra Costa | 82 |
| | 949 E Annadale Avenue | Fresno | 93706 | Fresno | 222 |
| | 1117 Elm Street | Long Beach | 90813 | Los Angeles | 25 |
| | 421 W. 33rd Street | Long Beach | 90806 | Los Angeles | 24 |
| | 165 Lavell Village Circle | Santa Rosa | 95403 | Sonoma | 49 |
| | 720 Fifth Avenue | Monrovia | 91016 | Los Angeles | 115 |
| | 2612 Elm Court | Morro Bay | 93442 | San Luis Obispo | 21 |
| | 1201 Amherst Dr | King City | 93930 | Monterey | 50 |
| | 5499 Grey Goose Gulch Drive | Carmel Valley | 93924 | Monterey | 9 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 445 Maple St | West Sacramento | 95691 | Yolo | 40 |
| | 587 Natoma Street | San Francisco | 94103 | San Francisco | 29 |
| | 13785 East Manning Avenue | Parlier | 93648 | Fresno | 148 |
| | 1780 Old Oakland Rd | San Jose | 95131 | Santa Clara | 246 |
| | 1445 Harrison Street | Oakland | 94612 | Alameda | 106 |
| | 745 McDowell Blvd. | Petaluma | 94952 | Sonoma | 129 |
| | 120 Santa Alicia Ave | Rohnert Park | 94928 | Sonoma | 20 |
| | 5000 Kelsey Lane | Oakley | 94561 | Contra Costa | 50 |
| | 9997 Feron Blvd. | Rancho Cucamong | 91730 | San Bernardino | 88 |
| | 6421 Tobria Terrace | Carlsbad | 92009 | San Diego | 344 |
| | 52 Terrace Way | Marin City | 94965 | Marin | 30 |
| | 424 Rancheria Street | Santa Barbara | 93103 | Santa Barbara | 14 |
| | 4127 West Valencia | Fullerton | 92633 | Orange | 108 |
| | 2810 Warner Avenue | Irvine | 92606 | Orange | 194 |
| | 4006A Via Lucero | Santa Barbara | 93110 | Santa Barbara | 74 |
| | 600 Flume St | Chico | 95928 | Butte | 56 |
| | 351 South Elm Street | Arroyo Grande | 93420 | San Luis Obispo | 28 |
| | 2060 East Spruce Ave | Fresno | 93720 | Fresno | 100 |
| | 4301 Fruitvale Ave | Bakersfield | 93308 | Kern | 110 |
| | 870 N Plano | Porterville | 93257 | Tulare | 60 |
| | 3525 Lyon Avenue | Oakland | 94601 | Alameda | 106 |
| | 678 Buttonwillow | Chico | 95926 | Butte | 57 |
| | 600 Morning Drive | Bakersfield | 93306 | Kern | 112 |
| | 2140 East Chapman Avenue | Fullerton | 92821 | Orange | 27 |
| | 990 Ely Road | Petaluma | 94954 | Sonoma | 74 |
| | 5398 Monterey Road | San Jose | 95111 | Santa Clara | 150 |
| | 16 15th Street | San Diego | 92101 | San Diego | 175 |
| | 2555 Church Lane | San Pablo | 94806 | Contra Costa | 22 |
| | 504 West Franklin Street | Monterey | 93940 | Monterey | 6 |
| | 555 Ellis Street | San Francisco | 94109 | San Francisco | 38 |
| | 15750 Knowles Lane | Middletown | 95461 | Lake | 36 |
| | 350 Bret Harte Lane | Murphys | 95247 | Calaveras | 24 |
| | 2701 Erskine Creek Road | Lake Isabella | 93240 | Kern | 40 |
| | 960 Prospect Ave | Hollister | 95023 | San Benito | 30 |
| | 791 E Webb St | Montague | 96064 | Siskiyou | 28 |
| | 3201 Merrill Raod | Aptos | 95003 | Santa Cruz | 15 |
| | 70 Calaveras Court | Napa | 94559 | Napa | 51 |
| | 1105 Laurel | San Luis Obispo | 93401 | San Luis Obispo | 24 |
| | 1301 Morningview Drive | Escondido | 92026 | San Diego | 190 |
| | 600 P Street | Firebaugh | 93622 | Fresno | 40 |
| | 300 Myer Drive | Chowchilla | 93610 | Madera | 54 |
| | 250 Divisadero Avenue | Corning | 96021 | Tehama | 38 |
| | 5075 St. Andrews Road | Mariposa | 95338 | Mariposa | 34 |
| | 4006 Via Lucero | Santa Barbara | 93110 | Santa Barbara | 40 |
| | 1120 Heidi Drive | Greenfield | 93927 | Monterey | 28 |
| | 1120 Heidi Drive | Greenfield | 93927 | Monterey | 30 |
| | 1051 Paseo Grande | Salinas | 93905 | Monterey | 100 |
| | 353 Ventana Avenue | Greenfield | 93926 | Monterey | 1 |
| | 1120 Heidi Drive | Greenfield | 93927 | Monterey | 30 |
| | 1415 Harrison Street | Oakland | 94602 | Alameda | 81 |
| | 3021 Huff Avenue | San Jose | 95128 | Santa Clara | 72 |
| | 4576 Florence Avenue | Bell | 90201 | Los Angeles | 13 |
| | 2440 Barry St | Camarillo | 93010 | Ventura | 13 |
| | 1900 Poco Way | San Jose | 95122 | Santa Clara | 129 |
| | 205 Jones Street | San Francisco | 94102 | San Francisco | 51 |
| | 21 Columbia Square | San Francisco | 94103 | San Francisco | 50 |
| | 1101 Howard Street | San Francisco | 94103 | San Francisco | 34 |
| | 7000 Auburn Street | Bakersfield | 93306 | Kern | 160 |
| | 3048 16th Street | San Francisco | 94103 | San Francisco | 88 |
| | 181 East Honolulu Street | Lindsay | 93247 | Tulare | 29 |
| | 101 East Adell Street | Madera | 93637 | Madera | 81 |
| | 245 Cedar Road | Vista | 92084 | San Diego | 40 |
| | 1070 Almond Ave | Arbuckle | 95912 | Colusa | 36 |
| | 11515 Budlong Avenue | Los Angeles | 90044 | Los Angeles | 51 |
| | 840 Park Meadows Avenue | Bakersfield | 93308 | Kern | 140 |
| | 248 Valencia Blvd. | Woodlake | 93286 | Tulare | 47 |
| | 1102 Ironbark | San Luis Obispo | 93401 | San Luis Obispo | 20 |
| | 1685 First Street | Lincoln | 95648 | Placer | 88 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 6507 Danny Drive | Stockton | 95210 | San Joaquin | 132 |
| | 232 North Shasta Street | Farmersville | 93223 | Tulare | 20 |
| | 8190 13th Street | Westminster | 92683 | Orange | 133 |
| | 1095 Kendall Drive | San Bernardino | 92407 | San Bernardino | 178 |
| | 1500 South Orange Place | Escondido | 92025 | San Diego | 32 |
| | 426 Main Street | Woodland | 95695 | Yolo | 76 |
| | 522 Roosevelt Street | Salinas | 93905 | Monterey | 22 |
| | 250 San Vicente Road | Soledad | 93960 | Monterey | 50 |
| | 1923 Dartmouth Way | Salinas | 93906 | Monterey | 100 |
| | 851 22nd Avenue | Delano | 93215 | Kern | 128 |
| | 76 Murphy Crossing Road | Watsonville | 95076 | Santa Cruz | 18 |
| | 950 Main Street | Redwood City | 94063 | San Mateo | 81 |
| | 801 Almond Court | Wasco | 93280 | Kern | 36 |
| | 1290 Potrero Avenue | San Francisco | 94110 | San Francisco | 20 |
| | 3101 21st Street | San Francisco | 94110 | San Francisco | 30 |
| | 2400 Gloria Way | East Palo Alto | 94303 | San Mateo | 38 |
| | 1101 Main Street | Half Moon Bay | 94019 | San Mateo | 36 |
| | 20 West Pickering Avenue | Fremont | 94536 | Alameda | 43 |
| | 439 Centennial Drive | Hanford | 93231 | Kings | 81 |
| | 7251 Brentwood Blvd. | Brentwood | 94513 | Contra Costa | 126 |
| | 729 Hayes Street | San Francisco | 94102 | San Francisco | 84 |
| | 125 Sycamore Street | Santa Cruz | 95060 | Santa Cruz | 60 |
| | 140 Jones Street | San Francisco | 94102 | San Francisco | 58 |
| | 250 McAllister Street | San Francisco | 94102 | San Francisco | 63 |
| | 500 7th St | West Sacramento | 95605 | Yolo | 90 |
| | 5225 Terner Way | San Jose | 95136 | Santa Clara | 135 |
| | 100 Santorini | Irvine | 92606 | Orange | 84 |
| | 21000 Wilbeam Avenue | Castro Valley | 94546 | Alameda | 97 |
| | 88 Perry Street | San Francisco | 94107 | San Francisco | 257 |
| | 1883 Rumrill Blvd. | San Pablo | 94806 | Contra Costa | 32 |
| | 510 21st Street | Oakland | 94612 | Alameda | 93 |
| | 6200 Victor Street | Bakersfield | 93308 | Kern | 128 |
| | 479 Natoma Street | San Francisco | 94103 | San Francisco | 30 |
| | 2300 Van Ness Avenue | San Francisco | 94109 | San Francisco | 22 |
| | 1401 Union Ave | Fairfield | 94533 | Solano | 32 |
| | 6119 Danny Drive | Stockton | 95210 | San Joaquin | 40 |
| | 377 West Mt. Diablo Avenue | Tracy | 95376 | San Joaquin | 37 |
| | 360 Meridian Avenue | San Jose | 95132 | Santa Clara | 90 |
| | 500 Hobson Way | Oxnard | 93030 | Ventura | 64 |
| | 321 Cecilia Way | Tiburon | 94920 | Marin | 16 |
| | 3072 Chateau Road | Mammoth Lakes | 93546 | Mono | 30 |
| | 125 Sixth Street | San Francisco | 94103 | San Francisco | 75 |
| | 260 Farrell Avenue | Gilroy | 95020 | Santa Clara | 74 |
| | 160 Sycamore Avenue | Brentwood | 94513 | Contra Costa | 80 |
| | 2789 Ray Lawyer Drive | Placerville | 95667 | El Dorado | 76 |
| | 420 Sands Drive | San Jose | 95125 | Santa Clara | 112 |
| | 21797 South Reynolds Avenue | South Dos Palos | 93665 | Merced | 32 |
| | 31300 Auto Center Drive | Lake Elsinore | 92530 | Riverside | 126 |
| | 230 East Dunne Avenue | Morgan Hill | 95037 | Santa Clara | 76 |
| | 1515 E Bianchi Road | Stockton | 95210 | San Joaquin | 82 |
| | 990 Fox Street | Lemoore | 93245 | Kings | 80 |
| | 670 West San Jose Avenue | Claremont | 91711 | Los Angeles | 48 |
| | 1380 Blossom Hill Road | San Jose | 95118 | Santa Clara | 80 |
| | 1519 West 8th Street | San Bernardino | 92411 | San Bernardino | 44 |
| | 780 South Lyon Street | Santa Ana | 92705 | Orange | 500 |
| | 3138 E. Maple Ave | Orange | 92869 | Orange | 260 |
| | 31641 Rancho Viejo Road | San Juan Capistran | 92675 | Orange | 112 |
| | 21309 Bloomfield Ave. | Lakewood | 90712 | Los Angeles | 85 |
| | 4502 West 186th Street | Torrance | 90503 | Los Angeles | 187 |
| | 100 Village Lane | Foster City | 94404 | San Mateo | 60 |
| | 860 Mantelli Drive | Gilroy | 95020 | Santa Clara | 33 |
| | 1144 5th Street | Santa Monica | 90403 | Los Angeles | 32 |
| | 228 Sutton Way | Grass Valley | 95945 | Nevada | 80 |
| | 11190 Mesquite Avenue | Desert Hot Springs | 92240 | Riverside | 51 |
| | 688 Vineyard Road | San Marcos | 92069 | San Diego | 62 |
| | 1819 Tipton Street | Visalia | 93291 | Tulare | 10 |
| | 1835 Liberty Court | Visalia | 93291 | Tulare | |
| | 1832 Thomas Court | Visalia | 93291 | Tulare | |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 5225 Elizabeth Street | Cudahy | 90201 | Los Angeles | 26 |
| | 605 East New Love Drive | Santa Maria | 93454 | Santa Barbara | 23 |
| | 11725 Old Tunnel Road | Grass Valley | 95945 | Nevada | 32 |
| | 163 South Elm Street | Arroyo Grande | 93420 | San Luis Obispo | 20 |
| | 201 8th Street | Taft | 93268 | Kern | 61 |
| | 422 Valencia Street | San Francisco | 94103 | San Francisco | 81 |
| | 180 Sycamore Avenue | Brentwood | 94513 | Contra Costa | 80 |
| | 9250 Wren Avenue | Gilroy | 95020 | Santa Clara | 74 |
| | 121 West Hills Circle | Sebastopol | 95472 | Sonoma | 24 |
| | 1115 S. Tremont | Oceanside | 92054 | San Diego | 21 |
| | 2425 Shattuck Avenue | Berkeley | 94704 | Alameda | 27 |
| | 225 W. Fruitvale Avenue | Hemet | 92543 | Riverside | 73 |
| | 24115 Cottonwood Avenue | Moreno Valley | 92553 | Riverside | 109 |
| | 1885 Madison Street | Bakersfield | 93307 | Kern | 56 |
| | 10800 Laurel Avenue | Whittier | 90605 | Los Angeles | 50 |
| | 2836 Schoolhouse Lane | Cambria | 93428 | San Luis Obispo | 24 |
| | 131 Landis Avenue | Watsonville | 95076 | Santa Cruz | 28 |
| | 260 North Third Avenue | Upland | 91786 | San Bernardino | 130 |
| | 11380 Court Street | Stanton | 90680 | Orange | 103 |
| | 2242 E. El Segundo Blvd. | Compton | 90222 | Los Angeles | 25 |
| | 2317 West Avenue J-8 | Lancaster | 93534 | Los Angeles | 77 |
| | 10 Jeanette Prandi Way | San Rafael | 94903 | Marin | 80 |
| | 3355 Elm Street | San Diego | 92102 | San Diego | 32 |
| | 579 Vallejo Street | Petaluma | 94952 | Sonoma | 40 |
| | 536 Fifth Avenue | San Diego | 92101 | San Diego | 41 |
| | 2361 Bass Lake Road | Cameron Park | 95682 | El Dorado | 88 |
| | 18555 Butterfield Blvd | Morgan Hill | 95037 | Santa Clara | 80 |
| | 1200 Lick Avenue | San Jose | 95110 | Santa Clara | 66 |
| | 355 Race Street | San Jose | 95126 | Santa Clara | 138 |
| | 620 Walnut Ave | Brea | 92821 | Orange | 46 |
| | 3125 Garnet Lane | Fullerton | 92632 | Orange | 18 |
| | 10260 Preston Lane | Jamestown | 95327 | Tuolumne | 80 |
| | 955 North A Street | Tulare | 93274 | Tulare | 40 |
| | 2001 Miramontes Road | Half Moon Bay | 94019 | San Mateo | 80 |
| | 1616 East Rock Creek Drive | Orange | 92866 | Orange | 83 |
| | 7252 Melrose Street | Buena Park | 90621 | Orange | 59 |
| | 5948 Victor Street | Bakersfield | 93308 | Kern | 95 |
| | 1701 Bush Street | Oceanside | 92058 | San Diego | 136 |
| | 1011 W. 91st Street | Los Angeles | 90044 | Los Angeles | 30 |
| | 3780 West Dakota | Fresno | 93722 | Fresno | 4 |
| | 4111 Tyler Avenue | El Monte | 91731 | Los Angeles | 137 |
| | 110 Martinez Place | Soledad | 93960 | Monterey | 46 |
| | 980 Palm Avenue | West Hollywood | 90069 | Los Angeles | 40 |
| | 200 South Albany Street | Delano | 93215 | Kern | 80 |
| | 11 Camino de Vida | Santa Barbara | 93111 | Santa Barbara | 118 |
| | 2040 Grant Street | Stockton | 95206 | San Joaquin | 40 |
| | 1414 North Broadway | Santa Maria | 93454 | Santa Barbara | 104 |
| | 67200 Hacienda Avenue | Desert Hot Springs | 92240 | Riverside | 48 |
| | 108 H Street | Crescent City | 95531 | Del Norte | 56 |
| | 215 Second Street | San Mateo | 94401 | San Mateo | 56 |
| | 3155 Los Robles Road | Thousand Oaks | 91362 | Ventura | 11 |
| | 551 South Third St. | Blythe | 92225 | Riverside | 58 |
| | 4355 Renaissance Drive | San Jose | 95134 | Santa Clara | 637 |
| | 955 North Palmetto Street | Ontario | 91762 | San Bernardino | 80 |
| | 557 Laguna Drive | Rohnert Park | 94928 | Sonoma | 168 |
| | 1325 40th Street | Emeryville | 94608 | Alameda | 220 |
| | 1301 Stevenson Boulevard | Fremont | 94538 | Alameda | 60 |
| | 1475 167th Ave | San Leandro | 94578 | Alameda | 80 |
| | 16331 McFadden Ave | Tustin | 92780 | Orange | 350 |
| | 234 West Kalmia Street | Fallbrook | 92028 | San Diego | 28 |
| | 4401 Renaissance Drive | San Jose | 95134 | Santa Clara | 120 |
| | 4501 Renaissance Drive | San Jose | 95134 | Santa Clara | 140 |
| | 1275 South Winery Ave. | Fresno | 93727 | Fresno | 248 |
| | 2901 N Bristol St | Santa Ana | 92706 | Orange | 274 |
| | 598 Columbia Avenue | San Jose | 95126 | Santa Clara | 110 |
| | 14449 Begonia Road | Victorville | 92392 | San Bernardino | 116 |
| | 12184 Hanford Armona Road | Hanford | 93230 | Kings | 81 |
| | 2404 East Donlon Street | Blythe | 92225 | Riverside | 81 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1095 Mission Street | San Francisco | 94103 | San Francisco | 72 |
| | 525 Vera Cruz Way | Shafter | 93263 | Kern | 80 |
| | 160 Nettleton Road | Vista | 92083 | San Diego | 28 |
| | 43280 Bryant Terrace | Fremont | 94539 | Alameda | 60 |
| | 1901 South Azusa Avenue | Hacienda Heights | 91743 | Los Angeles | 152 |
| | 11439 Columbia Village Drive | Sonora | 95370 | Tuolumne | 80 |
| | 333 Taylor Street | San Francisco | 94102 | San Francisco | 53 |
| | 523 Rush Drive | San Marcos | 92078 | San Diego | 168 |
| | 35055 Melrose Drive | Cathedral City | 92234 | Riverside | 39 |
| | 365 Sequoia Street | Morro Bay | 93442 | San Luis Obispo | 12 |
| | 6035 Service Road | Diamond Springs | 95619 | El Dorado | 62 |
| | 350 Duncan Drive | Windsor | 95492 | Sonoma | 80 |
| | 2161 Crestview Drive | Pittsburg | 94565 | Contra Costa | 76 |
| | 201 Pennsylvania Avenue | Fairfield | 94533 | Solano | 60 |
| | 425 West 11th Avenue | Escondido | 92025 | San Diego | 16 |
| | 13250 Civic Center Drive | Poway | 92064 | San Diego | 91 |
| | 1662 Rory Lane | Simi Valley | 93063 | Ventura | 69 |
| | 147 Colgan Avenue | Santa Rosa | 95404 | Sonoma | 120 |
| | 1832 Merced Street | Madera | 93637 | Madera | 60 |
| | 1341 South Sepulveda Boulev | Los Angeles | 90025 | Los Angeles | 41 |
| | 535 Minna Street | San Francisco | 94103 | San Francisco | 26 |
| | 119 Juniper Street | Arroyo Grande | 93420 | San Luis Obispo | 14 |
| | 858 East Grand Avenue | Pomona | 91766 | Los Angeles | 62 |
| | 351 South 33rd Street | San Diego | 92113 | San Diego | 40 |
| | 2800 Vineyard Avenue | Oxnard | 93030 | Ventura | 62 |
| | 855 North Brea Blvd. | Brea | 92821 | Orange | 105 |
| | 941 Sunset Garden Lane | Simi Valley | 93065 | Ventura | 136 |
| | 2145 Stony Point Road | Santa Rosa | 95407 | Sonoma | 70 |
| | 2700 Alvingroom Court | Oakland | 94614 | Alameda | 120 |
| | 5159 Clara Street | Cudahy | 90201 | Los Angeles | 36 |
| | 157 South 19th Avenue | Lemoore | 93245 | Kings | 79 |
| | 965 Lundy Avenue | San Jose | 95133 | Santa Clara | 25 |
| | 501 Monterey Street | Madera | 93637 | Madera | 75 |
| | 19499 Hess Avenue | Sonora | 95370 | Tuolumne | 60 |
| | 16576 Sultana Street | Hesperia | 92345 | San Bernardino | 89 |
| | 3850 San Pablo Avenue | Emeryville | 94608 | Alameda | 67 |
| | 1910 Fullerton Avenue | Corona | 92881 | Riverside | 200 |
| | 218 Parkview South | Orcutt | 93455 | Santa Barbara | 80 |
| | 1640 Hermocilla Way | San Jose | 95116 | Santa Clara | 99 |
| | 3030 New Jersey Way | Placerville | 95667 | El Dorado | 77 |
| | 3840 Market Court | Shingle Springs | 95682 | El Dorado | 71 |
| | 1307 Laurel Tree Lane | Carlsbad | 92008 | San Diego | 138 |
| | 750 Ada Street | Chula Vista | 91911 | San Diego | 18 |
| | 1195 E. Hanford Armona Roac | Lemoore | 93245 | Kings | 99 |
| | 5300 Case Avenue | Pleasanton | 94566 | Alameda | 68 |
| | 5300 Case Avenue | Pleasanton | 94566 | Alameda | 78 |
| | 1001 West Gonzales Road | Oxnard | 93030 | Ventura | 213 |
| | 18555 Butterfield Blvd. | Morgan Hill | 95037 | Santa Clara | 16 |
| | 9609 Base Line Road | Rancho Cucamong | 91730 | San Bernardino | 158 |
| | 1685 First Street | Lincoln | 95648 | Placer | 120 |
| | 1001 South Main Street | Milpitas | 95035 | Santa Clara | 303 |
| | 9777 Bixby Avenue | Garden Grove | 92841 | Orange | 125 |
| | 34 17th Street | San Diego | 92101 | San Diego | 47 |
| | 1725 N. Marks Avenue | Fresno | 93722 | Fresno | 132 |
| | 1280 East J Street | Chula Vista | 91910 | San Diego | 40 |
| | 817 Eta Street | National City | 91950 | San Diego | 268 |
| | 820 South E Street | Oxnard | 93030 | Ventura | 195 |
| | 1350 E. San Bernardino Road | West Covina | 91791 | Los Angeles | 122 |
| | 472 Regency Circle | Salinas | 93906 | Monterey | 119 |
| | 2175 Shurtleff Avenue | Napa | 94558 | Napa | 14 |
| | 2020 Clay Street | Napa | 94559 | Napa | 25 |
| | 810 Hillsdale Avenue | San Jose | 95136 | Santa Clara | 180 |
| | 8101 Cerritos Avenue | Stanton | 90680 | Orange | 297 |
| | 1718 Panama Lane | Bakersfield | 93307 | Kern | 136 |
| | 241 Wisconsin Avenue | El Cajon | 92020 | San Diego | 56 |
| | 101 West Weddell Drive | Sunnyvale | 94089 | Santa Clara | 193 |
| | 460 North Shoreline Blvd | Mountain View | 94043 | Santa Clara | 119 |
| | 508 East Mission Avenue | Escondido | 92025 | San Diego | 61 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 604 Richmar | San Marcos | 92069 | San Diego | 69 |
| | 915 Highland Avenue | Duarte | 91010 | Los Angeles | 120 |
| | 3333 F Street | Davis | 95616 | Yolo | 36 |
| | 2999 North Texas Street | Fairfield | 94533 | Solano | 112 |
| | 2496 Old Stony Point Road | Santa Rosa | 95407 | Sonoma | 66 |
| | 6806 Phelps Road | Goleta | 93117 | Santa Barbara | 36 |
| | 100 Harden Parkway | Salinas | 93906 | Monterey | 208 |
| | 5303 Stonehaven Drive | Yorba Linda | 92887 | Orange | 125 |
| | 1528 India Street | San Diego | 92101 | San Diego | 16 |
| | 738 Mikkelsen Drive | Auburn | 95603 | Placer | 42 |
| | 1655 Third Street | Lincoln | 95648 | Placer | 70 |
| | 12199 Gateway Court | Auburn | 95603 | Placer | 60 |
| | 10203 San Pablo Avenue | El Cerrito | 94530 | Contra Costa | 29 |
| | 1450 South Perris Blvd. | Perris | 92570 | Riverside | 80 |
| | 1500 Poplar Avenue | Wasco | 93280 | Kern | 40 |
| | 590 Central Avenue | Buellton | 93427 | Santa Barbara | 12 |
| | 9800 7th Avenue | Hesperia | 92345 | San Bernardino | 113 |
| | 37850 20th Street East | Palmdale | 93550 | Los Angeles | 144 |
| | 6701 Auburn Street | Bakersfield | 93306 | Kern | 74 |
| | 400 South Blackstone Street | Tulare | 93274 | Tulare | 61 |
| | 87 E. Jarvis Street | Perris | 92571 | Riverside | 71 |
| | 248 Rey Street | San Francisco | 94134 | San Francisco | 148 |
| | 230 East Dunne Avenue | Morgan Hill | 95037 | Santa Clara | 72 |
| | 40 Valle Vista Avenue | Vallejo | 94590 | Solano | 96 |
| | 30 Novato Street | San Rafael | 94901 | Marin | 39 |
| | 504 Roosevelt Street | Salinas | 93905 | Monterey | 22 |
| | 301 South San Joaquin Street | Stockton | 95202 | San Joaquin | 20 |
| | 13232 South Avalon Blvd. | Los Angeles | 900610000 | Los Angeles | 42 |
| | 3625 Williams Avenue | La Verne | 91750 | Los Angeles | 110 |
| | 1259 Belridge Street | Oceano | 93445 | San Luis Obispo | 12 |
| | 6035 College View Drive | Marysville | 95901 | Yuba | 103 |
| | 3101 Mission Street | San Francisco | 94110 | San Francisco | 55 |
| | 16733 Sunhill Drive | Victorville | 92392 | San Bernardino | 83 |
| | 3955 Vistapark Drive | San Jose | 95132 | Santa Clara | 83 |
| | 1719 South Oxnard Boulevard | Oxnard | 93030 | Ventura | 107 |
| | 12135 Royal Road | San Diego | 92021 | San Diego | 120 |
| | 1550 South Avenue | Orange Cove | 93646 | Fresno | 81 |
| | 380 Pacheco Road | Bakersfield | 93307 | Kern | 112 |
| | 711 South C Street | Oxnard | 93030 | Ventura | 22 |
| | 43862 15th Street West | Lancaster | 93534 | Los Angeles | 132 |
| | 1565 El Camino Real | South San Francisc | 94080 | San Mateo | 34 |
| | 734 Harris Court | Hayward | 94544 | Alameda | 20 |
| | 909 Meyer Street | Arvin | 93203 | Kern | 45 |
| | 1404 5th Avenue | San Diego | 92101 | San Diego | 21 |
| | 1601 Creekside | Madera | 93638 | Madera | 81 |
| | 2801 Clay Street | Placerville | 95677 | El Dorado | 81 |
| | 220 South Garcia Street | Santa Paula | 93060 | Ventura | 14 |
| | 13708 San Antonio Drive | Norwalk | 90650 | Los Angeles | 65 |
| | 4160 East Avenue R | Palmdale | 93552 | Los Angeles | 200 |
| | 3869 Swift | San Diego | 92105 | San Diego | 170 |
| | 3756 Marlborough | San Diego | 92105 | San Diego | |
| | 3610 Van Dyke | San Diego | 92105 | San Diego | |
| | 4054 44th Street | San Diego | 92105 | San Diego | |
| | 4043 45th Street | San Diego | 92105 | San Diego | |
| | 4118 Menlo | San Diego | 92105 | San Diego | |
| | 4201 Euclid | San Diego | 92105 | San Diego | |
| | 4115 Estrella | San Diego | 92105 | San Diego | |
| | 4066 Arizona | San Diego | 92105 | San Diego | 244 |
| | 4045 Texas | San Diego | 92105 | San Diego | |
| | 4326 Illinios | San Diego | 92105 | San Diego | |
| | 4760 32nd Street | San Diego | 92105 | San Diego | |
| | 4614 33rd Street | San Diego | 92105 | San Diego | |
| | 4620 Wilson | San Diego | 92105 | San Diego | |
| | 3538 Madison | San Diego | 92105 | San Diego | |
| | 3834 Edna | San Diego | 92105 | San Diego | |
| | 4533 37th Street | San Diego | 92105 | San Diego | |
| | 4437 39th Street | San Diego | 92105 | San Diego | |
| | 6625 Tait Street | San Diego | 92105 | San Diego | |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1555 Turk Street | San Francisco | 94115 | San Francisco | 52 |
| | 1032 Mohr Lane | Concord | 94518 | Contra Costa | 130 |
| | 100 Gables Ave. | Vacaville | 95688 | Solano | 65 |
| | 4500 Montecito Drive | La Palma | 90623 | Orange | 35 |
| | 1250 Santa Cora Avenue | Chula Vista | 91913 | San Diego | 440 |
| | 80 West Hookston Road | Pleasant Hill | 94523 | Contra Costa | 100 |
| | 1045 Coleman Road | San Jose | 95123 | Santa Clara | 250 |
| | 13380 Hillsborough Drive | La Mirada | 90638 | Los Angeles | 160 |
| | 1438 16th Street | Santa Monica | 90404 | Los Angeles | 17 |
| | 200 S. Glenn Drive | Camarillo | 93010 | Ventura | 151 |
| | 214 North 8th Street | Santa Paula | 90360 | Ventura | 56 |
| | 1621 Mesa Drive | Newport Beach | 92660 | Orange | 74 |
| | 5158 North Ninth Street | Fresno | 93710 | Fresno | 240 |
| | 4885 North Recreation | Fresno | 93726 | Fresno | 204 |
| | 1675 Nelson Blvd. | Selma | 93662 | Fresno | 38 |
| | 415 Country Club Drive | Simi Valley | 93065 | Ventura | 148 |
| | 7367 Central Avenue | Highland | 92346 | San Bernardino | 185 |
| | 39150 Sundale Drive | Fremont | 94538 | Alameda | 132 |
| | 1000 Blossom River Way | San Jose | 95123 | Santa Clara | 144 |
| | 2455 West Capitol Avenue | West Sacramento | 95691 | Yolo | 74 |
| | 1250 Sunnydale Avenue | San Francisco | 94134 | San Francisco | 92 |
| | 4343 Elizabeth Street | Cudahy | 90201 | Los Angeles | 99 |
| | 545 North Mollison Avenue | El Cajon | 92021 | San Diego | 148 |
| | 4500 Alhambra Drive | Davis | 95616 | Yolo | 70 |
| | 1813 Marlesta Court | Pinole | 94564 | Contra Costa | 144 |
| | 13160 6th Street | Chino | 91708 | San Bernardino | 104 |
| | 855 East Tabor Avenue | Fairfield | 94533 | Solano | 148 |
| | 1333 West Garvey North | West Covina | 91790 | Los Angeles | 124 |
| | 7799 Valley View Street | La Palma | 90623 | Orange | 269 |
| | 850 Russell Avenue | Santa Rosa | 95403 | Sonoma | 206 |
| | 1180 West San Isidro Blvd. | San Ysidro | 92173 | San Diego | 161 |
| | 339-340 Marcos Street | San Marcos | 92069 | San Diego | 136 |
| | 1920 South Batson Avenue | Rowland Heights | 92673 | Los Angeles | 332 |
| | 3225 Harbor Street | Pittsburg | 94565 | Contra Costa | 126 |
| | 1602 Nisson Road | Tustin | 92608 | Orange | 150 |
| | 819 East Hammer Lane | Stockton | 95210 | San Joaquin | 186 |
| | 1850 Rodgers Road | Hanford | 93230 | Kings | 70 |
| | 1300 North Shaffer Avenue | Orange | 92867 | Orange | 64 |
| | 3030 5th Street | Davis | 95616 | Yolo | 58 |
| | 735 West Everding Street | Eureka | 95503 | Humboldt | 22 |
| | 4066 Messina Drive | San Diego | 92113 | San Diego | 145 |
| | 2230 Latham Street | Mountain View | 94040 | Santa Clara | 74 |
| | 860 Herman Avenue | Livermore | 94550 | Alameda | 72 |
| | 1985 San Luis Street | Los Banos | 93635 | Merced | 80 |
| | 5241 North Fresno Street | Fresno | 93710 | Fresno | 406 |
| | 1300 Minniwawa | Clovis | 93612 | Fresno | 130 |
| | 400 West Orangethorpe Aven | Fullerton | 92832 | Orange | 224 |
| | 298 West Chanslor Avenue | Richmond | 94801 | Contra Costa | 100 |
| | 26705 Bouquet Canyon Road | Santa Clarita | 91350 | Los Angeles | 264 |
| | 245 W. Weddell Drive | Sunnyvale | 94089 | Santa Clara | 62 |
| | 1590 West Garvey Avenue | Monterey Park | 91754 | Los Angeles | 61 |
| | 28497 Pujol Street | Temecula | 92589 | Riverside | 76 |
| | 1379 E. Thousand Oaks Blvd. | Thousand Oaks | 91360 | Ventura | 80 |
| | 1755 East Roberts | Fresno | 93710 | Fresno | 143 |
| | 90 Sierra Vista Avenue | Mountain View | 94043 | Santa Clara | 149 |
| | 201 Maine Street | Vallejo | 94590 | Solano | 88 |
| | 201 Maine Street | Vallejo | 94590 | Solano | 148 |
| | 135 Carolina Street | Vallejo | 94590 | Solano | 152 |
| | 1025 Rose Marie Lane | Stockton | 95702 | San Joaquin | 80 |
| | 246 Iris Avenue | Stockton | 95210 | San Joaquin | 80 |
| | 611 Brizzolara | San Luis Obispo | 93401 | San Luis Obispo | 30 |
| | 14681 Lost Hills Road | Lost Hills | 93249 | Kern | 41 |
| | 1850 South College Avenue | Dinuba | 93618 | Tulare | 54 |
| | 225 Meyer Street | Arvin | 93203 | Kern | 61 |
| | 845 Broadway | Chula Vista | 91910 | San Diego | 42 |
| | 1055 South Sixth Street | San Jose | 95112 | Santa Clara | 148 |
| | 1058 South Fifth Street | San Jose | 95112 | Santa Clara | |
| | 297 Myer Drive | Chowchilla | 93610 | Madera | 81 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1988 Trinity Avenue | Walnut Creek | 94596 | Contra Costa | 17 |
| | 300 Rios Street | Mendota | 93640 | Fresno | 81 |
| | 1550 East Church Avenue | Fresno | 93706 | Fresno | 142 |
| | 1566 Scott Street | San Jose | 95123 | Santa Clara | 71 |
| | 801 14th Street | Oakland | 94612 | Alameda | 117 |
| | 1121 Back Bay Drive | Newport Beach | 92660 | Orange | 120 |
| | 16838 Ceres Avenue | Fontana | 92335 | San Bernardino | 93 |
| | 14608 W. Kearney Street | Kerman | 93630 | Fresno | 81 |
| | 240 Chestnut Avenue | Long Beach | 90802 | Los Angeles | 196 |
| | 1165 D Street | Lemoore | 93245 | Kings | 36 |
| | 116 Campus Drive | Hanford | 93230 | Kings | 48 |
| | 1741 Cheatham Ave. | Bakersfield | 93307 | Kern | 86 |
| | 235 East Santa Clara Street | San Jose | 95113 | Santa Clara | 59 |
| | 124 W. Beach Street | Watsonville | 95076 | Santa Cruz | 40 |
| | 310 East Dunne Avenue | Morgan Hill | 95037 | Santa Clara | 38 |
| | 340 Valencia Street | San Francisco | 94103 | San Francisco | 260 |
| | 4200 Calle Real | Santa Barbara | 93110 | Santa Barbara | 75 |
| | 201 East Alaska Avenue | Fairfield | 94533 | Solano | 30 |
| | 1897 Oakmead Drive | Concord | 94520 | Contra Costa | 124 |
| | 210 San Antonio Circle | Mountain View | 94040 | Santa Clara | 120 |
| | 6818 Lion Way | Oakland | 94621 | Alameda | 115 |
| | 200 Fuente Lane | Sonoma | 95476 | Sonoma | 80 |
| | 3412 Beyer Boulevard | San Diego | 92173 | San Diego | 60 |
| | 650 Jewell Avenue | Pacific Grove | 93950 | Monterey | 49 |
| | 2000 Imola Avenue | Napa | 94559 | Napa | 29 |
| | 130 Scoggins Court | Vacaville | 95688 | Solano | 134 |
| | 5 Hutchins Way | Novato | 94949 | Marin | 220 |
| | 8845 Citrus Avenue | Fontana | 92335 | San Bernardino | 51 |
| | 25952 Via Lomas | Laguna Hills | 92653 | Orange | 51 |
| | 27 Lake Road | Irvine | 92604 | Orange | 165 |
| | 15554 Gale Avenue | Hacienda Heights | 91745 | Los Angeles | 75 |
| | 2640 La Crescenta Drive | Cameron Park | 95682 | El Dorado | 40 |
| | 11950 Centralia Road | Hawaiian Gardens | 90716 | Los Angeles | 264 |
| | 455 Colusa Avenue | Chowchilla | 93610 | Madera | 38 |
| | 608 Kennedy Court | Fairfield | 94533 | Solano | 24 |
| | 1775 Waring Street | Seaside | 93955 | Monterey | 133 |
| | 500 S. Rancho Santa Fe Road | San Marcos | 92078 | San Diego | 120 |
| | 1550 Valley Glen Drive | Dixon | 95620 | Solano | 102 |
| | 2300 Lancaster Drive | Richmond | 94806 | Contra Costa | 342 |
| | 4163 Baine Avenue | Fremont | 94537 | Alameda | 132 |
| | 301 Avian Drive | Vallejo | 94590 | Solano | 87 |
| | 316 West Harvard Boulevard | Santa Paula | 93060 | Ventura | 40 |
| | 2400 MacArthur Blvd. | Oakland | 94602 | Alameda | 82 |
| | 350 Bird Avenue | San Jose | 95126 | Santa Clara | 123 |
| | 419 Timothy Road | Santa Rosa | 95407 | Sonoma | 32 |
| | 1945 Zinfandel Avenue | Santa Rosa | 95403 | Sonoma | 128 |
| | 2870 Adeline Street | Berkeley | 94703 | Alameda | 91 |
| | 11122 Snapdragon Street | Ventura | 93004 | Ventura | 38 |
| | 12318 Lamos Place | Moreno Valley | 92557 | Riverside | 40 |
| | 1750 Poplar Avenue | Wasco | 93280 | Kern | 64 |
| | 2750 Lincoln Street | Oroville | 95966 | Butte | 72 |
| | 145 W. Rosecrans Avenue | Compton | 90222 | Los Angeles | 72 |
| | 1225 N. Culver Avenue | Compton | 90222 | Los Angeles | |
| | 70 Esperanza Avenue | Sierra Madre | 91024 | Los Angeles | 46 |
| | 9369 Monterey Road | Gilroy | 95020 | Santa Clara | 60 |
| | 2 Marina Blvd. | Pittsburg | 94565 | Contra Costa | 200 |
| | 49 Goldmine Drive | San Francisco | 94131 | San Francisco | 104 |
| | 810 Battery Street | San Francisco | 94108 | San Francisco | 81 |
| | 1820 Melrose Drive | San Marcos | 92078 | San Diego | 114 |
| | 420 Greenley Road | Sonora | 95370 | Tuolumne | 48 |
| | 745 W. 3rd Street | Long Beach | 90802 | Los Angeles | 64 |
| | 430 S. Sixth Street | Keman | 93630 | Fresno | 36 |
| | 900 Del Rio Road | Hollister | 95023 | San Benito | 42 |
| | 2431 El Segundo Boulevard | Compton | 90222 | Los Angeles | 76 |
| | 13500 Tuolumne Street | Parlier | 93648 | Fresno | 106 |
| | 2357 N. Beale Road | Marysville | 95901 | Yuba | 88 |
| | 809 Diablo Avenue | Novato | 94947 | Marin | 136 |
| | 120 W. Adell Street | Madera | 93638 | Madera | 64 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 333 Kalisher St. | San Fernando | 91340 | Los Angeles | 98 |
| | 499 Kalisher St. | San Fernando | 91340 | Los Angeles | |
| | 101 Park Ave. | San Fernando | 91340 | Los Angeles | |
| | 4400 Central Avenue | Fremont | 94536 | Alameda | 71 |
| | 837 East Arrow Highway | Pomona | 91767 | Los Angeles | 32 |
| | 13533 Zinnia Hills Place | San Diego | 92130 | San Diego | 108 |
| | 5201 Lincoln Avenue | Cypress | 90630 | Orange | 170 |
| | 5450 DeMarcus Boulevard | Dublin | 94568 | Alameda | 112 |
| | 1411 N. Las Flores Drive | San Marcos | 92069 | San Diego | 100 |
| | 200 North McClelland Street | Santa Maria | 93454 | Santa Barbara | 112 |
| | 7790 Via Toscana | San Diego | 92129 | San Diego | 123 |
| | 755 Xenia Avenue | Beaumont | 92223 | Riverside | 108 |
| | 2191 W. Tennyson Road | Hayward | 94545 | Alameda | 252 |
| | 2209 Main Street | Santa Monica | 90405 | Los Angeles | 44 |
| | 2000 Rubens Way | Oakley | 94561 | Contra Costa | 96 |
| | 3510 Maricopa Avenue | Torrance | 90503 | Los Angeles | 180 |
| | 6722 Clara Street | Bell Garden | 90201 | Los Angeles | 72 |
| | 7145 Old Highway 53 | Clearlake | 95422 | Lake | 72 |
| | 186 Muir Street | Woodland | 95695 | Yolo | 119 |
| | 12612 S. Wilmington Avenue | Compton | 90222 | Los Angeles | 24 |
| | 41020 Road 124 | Orosi | 93647 | Tulare | 60 |
| | 9901 9th Avenue | Hesperia | 92345 | San Bernardino | 21 |
| | 315 West Carrillo Street | Santa Barbara | 93101 | Santa Barbara | 62 |
| | 170 North Church Road | Earlimart | 93219 | Tulare | 44 |
| | 2400 California Avenue | Signal Hill | 90755 | Los Angeles | 60 |
| | 12721 Garden Grove Blvd. | Garden Grove | 92843 | Orange | 85 |
| | 24115 Cottonwood Avenue | Moreno Valley | 92552 | Riverside | 45 |
| | 1531 University Avenue | Berkeley | 94703 | Alameda | 80 |
| | 1105 E. Avenue Q4 | Palmdale | 93550 | Los Angeles | 48 |
| | 511 N. Palmetto | Ontairo | 91762 | San Bernardino | 20 |
| | 11350 Lee Avenue | Adelanto | 92301 | San Bernardino | 81 |
| | 1720 MacArthur Boulevard | Oakland | 94602 | Alameda | 93 |
| | 450 N. Foothill Drive | Yreka | 96097 | Siskiyou | 81 |
| | 40606 Road 128 | Cutler | 93615 | Tulare | 61 |
| | 500 12th Street | Greenfield | 93927 | Monterey | 40 |
| | 750 Larkspur Lane | Brentwood | 94513 | Contra Costa | 80 |
| | 1605 Logan Avenue | San Diego | 92113 | San Diego | 42 |
| | 150 Belmont Street | Delano | 93215 | Kern | 70 |
| | 5601 Atlantic Blvd. | Maywood | 90270 | Los Angeles | 54 |
| | 2029 Cassia Road | San Diego | 92009 | San Diego | 56 |
| | 15117 Olympic Drive | Clearlake | 95422 | Lake | 55 |
| | 800 Garcia Street | Mendota | 93640 | Fresno | 81 |
| | 3702 La Rue Street | Rubidoux | 92509 | Riverside | 92 |
| | 3031 Santa Monica Blvd. | Santa Monica | 90404 | Los Angeles | 47 |
| | 13414 Community Road | Poway | 92064 | San Diego | 56 |
| | 17915 Monterey Road | Morgan Hill | 95037 | Santa Clara | 55 |
| | 99 Talisman | Irvine | 92620 | Orange | 150 |
| | 10410 Pradera Street | Montclair | 91763 | San Bernardino | 75 |
| | 1339 Kingsley Avenue | Stockton | 95203 | San Joaquin | 70 |
| | 351 North West Street | Tulare | 93274 | Tulare | 81 |
| | 328 S. Harvard Ave. | Lindsay | 93247 | Tulare | 81 |
| | 4065 43rd Street | San Diego | 92105 | San Diego | 151 |
| | 1150 Brookside Drive | San Pablo | 94806 | Contra Costa | 132 |
| | 1555 Tangerine Drive | Orange Cove | 93646 | Fresno | 81 |
| | 5135 University Avenue | San Diego | 92105 | San Diego | 69 |
| | 66765 Two Bunch Palms Trail | Desert Hot Springs | 92240 | Riverside | 34 |
| | 16980 Nisqualli Road | Victorville | 92395 | San Bernardino | 112 |
| | 911 East Belgravia Avenue | Fresno | 93706 | Fresno | 92 |
| | 871 Turk Street | San Francisco | 94109 | San Francisco | 101 |
| | 1750 Cheatham Avenue | Bakersfield | 93307 | Kern | 91 |
| | 38780 Orchid View Place | Palmdale | 93550 | Los Angeles | 62 |
| | 760 Spruce Lane | Nipomo | 93444 | San Luis Obispo | 40 |
| | 820 Kimball Crossing | Red Bluff | 96080 | Tehama | 56 |
| | 13111 South San Pedro Street | Los Angeles | 90061 | Los Angeles | 80 |
| | 2520 Church Street | Oakland | 94605 | Alameda | 69 |
| | 445 18th St | Delano | 93215 | Kern | 70 |
| | 22717 Bay Avenue | Moreno Valley | 92253 | Riverside | 61 |
| | 16193 H Street | Mojave | 93501 | Kern | 81 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 830 Almond Court | Wasco | 93280 | Kern | 81 |
| | 5926 Village Green Drive | Stockton | 95210-4625 | San Joaquin | 40 |
| | 3730 Gum Tree Street | Oxnard | 93036 | Ventura | 54 |
| | 1101 National Avenue | San Bruno | 94066 | San Mateo | 114 |
| | 312 S. Austin Street | Delano | 93215 | Kern | 35 |
| | 982 Toomes Avenue | Corning | 96021 | Tehama | 48 |
| | 1000 East Avenue Q | Palmdale | 93550 | Los Angeles | 91 |
| | 1917 Grande Circle | Fairfield | 94533 | Solano | 52 |
| | 1410 J Street | Sanger | 93657 | Fresno | 88 |
| | 2600 Corde Terra Circle | San Jose | 95111 | Santa Clara | 300 |
| | 151 Canterbury Drive | Aptos | 95003 | Santa Cruz | 39 |
| | 1101 National Avenue | San Bruno | 94066 | San Mateo | 114 |
| | 901 West First Street | Santa Ana | 92703 | Orange | 199 |
| | 1010 Power Avenue | Pittsburg | 94565 | Contra Costa | 224 |
| | 1405 South Greenwood Ave. | Montebello | 90640 | Los Angeles | |
| | 14722 S. Lemoli Ave. | Gardena | 90249 | Los Angeles | |
| | 1144 East 92nd St. | Los Angeles | 90002 | Los Angeles | |
| | 22084 Arbor Avenue | Alameda | 94541 | Alameda | 151 |
| | 4316 Delta Street | San Diego | 92113 | San Diego | 108 |
| | 675 Cantrill Drive | Davis | 95618 | Yolo | 60 |
| | 480 City Center Drive | Rohnert Park | 94927 | Sonoma | 56 |
| | 1515 Market Street | Oakland | 94607 | Alameda | 196 |
| | 1313 E. Vista Chino | Palm Springs | 92263 | Riverside | 80 |
| | 1058 South Winchester Blvd. | San Jose | 95128 | Santa Clara | 176 |
| | 800 E. Stanley Blvd. | Livermore | 94550 | Alameda | 130 |
| | 16016 Babcock Street | San Diego | 92127 | San Diego | 204 |
| | 907 Lake Street | San Pablo | 94806 | Contra Costa | 86 |
| | 3903 Seven Trees Blvd. | San Jose | 95111 | Santa Clara | 286 |
| | 1101 Grant Road | Mountain View | 94040 | Santa Clara | 150 |
| | 524 Airport Blvd. | Santa Rosa | 95403 | Sonoma | 56 |
| | 15 Salinas Road | Pajaro | 95076 | Monterey | 63 |
| | 133 Healdsburg Avenue | Cloverdale | 95425 | Sonoma | 32 |
| | 435 East 6th Street | Tracy | 95376 | San Joaquin | 72 |
| | 2400 Whitley Avenue | Corcoran | 93212 | Kings | 88 |
| | 100 E. Santa Anna Street | Santa Paula | 93060 | Ventura | 24 |
| | 1074 South Rowan Avenue | Los Angeles | 90023 | Los Angeles | 25 |
| | 601 Sacramento Street | Vallejo | 94590 | Solano | 151 |
| | 321 Clementina Street | San Francisco | 94103 | San Francisco | 91 |
| | 1001 Franklin Street | San Francisco | 94109 | San Francisco | 121 |
| | 2101 Sand Creek Road | Brentwood | 94513 | Contra Costa | 96 |
| | 512 Main St | Fillmore | 93015 | Ventura | 50 |
| | 420 Berry Street | San Francisco | 94158 | San Francisco | 236 |
| | 1804 Hammonton Road | Marysville | 95901 | Yuba | 120 |
| | 1020 Stephanie Court | San Marcos | 92078 | San Diego | 72 |
| | 9151 Grindlay Street | Cypress | 90630 | Orange | 75 |
| | 4805 Clara Street | Cudahy | 90201 | Los Angeles | 50 |
| | 111 North Chapel Avenue | Alhambra | 91801 | Los Angeles | 95 |
| | 1080 Jennings Ave. | Santa Rosa | 95401 | Sonoma | 107 |
| | 16217 Stonebridge Parkway | San Diego | 92131 | San Diego | 106 |
| | 6615 Leona Creek Dr | Oakland | 94621 | Alameda | 146 |
| | 902 West 12th Street | Tracy | 95376 | San Joaquin | 50 |
| | 1500 El Camino Real | Redwood City | 94063 | San Mateo | 58 |
| | 35 E. Gish Road | San Jose | 95112 | Santa Clara | 35 |
| | 1090 Jennings Avenue | Santa Rosa | 95401 | Sonoma | 70 |
| | 622 E. Main Street | Santa Paula | 93060 | Ventura | 41 |
| | 43945 12th Street West | Lancaster | 93534 | Los Angeles | 140 |
| | 99 Oak Avenue | South San Francisc | 94080 | San Mateo | 43 |
| | 1130 F Street | Los Banos | 93635 | Merced | 50 |
| | 202 Tapestry Lane | American Canyon | 94503 | Napa | 145 |
| | 22701 Davidson Drive | San Joaquin | 93660 | Fresno | 88 |
| | 640 Zediker Avenue | Parlier | 93648 | Fresno | |
| | 1290 Notre Dame Blvd. | Chico | 95928 | Butte | 86 |
| | 6230 Haven Avenue | Rancho Cucamong | 91737 | San Bernardino | 117 |
| | 1435 North Crawford Avenue | Dinuba | 93618 | Tulare | 81 |
| | 45114 Beech Avenue | Lancaster | 93534 | Los Angeles | 72 |
| | 1340 Hudson Avenue | San Francisco | 94124-2455 | San Francisco | 130 |
| | 4275 Bay Street | Fremont | 94538 | Alameda | 82 |
| | 38250 9th Street East | Palmdale | 93550 | Los Angeles | 75 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 4109 Broadmoor Common | Fremont | 94538 | Alameda | 100 |
| | 2747 Oliver Drive | Hayward | 94545 | Alameda | 150 |
| | 765 Fulton Street | San Francisco | 94102 | San Francisco | 108 |
| | 9656 Exeter Ave | Montclair | 91763 | San Bernardino | 100 |
| | 1825 Sonoma Blvd. | Vallejo | 94590 | Solano | 136 |
| | 2880 Schnell School Rd. | Placerville | 95667 | El Dorado | 48 |
| | 817 Newport Avenue | Orland | 95963 | Glenn | 82 |
| | 403 Boomerang Drive | Bakersfield | 93307 | Kern | 35 |
| | 66555 Fourth St. | Desert Hot Springs | 92240 | Riverside | 156 |
| | 66600 Second Desert St. | Desert Hot Springs | 92240 | Riverside | |
| | 11550 Cholla Dr. | Desert Hot Springs | 92240 | Riverside | |
| | 33 San Clemente Drive | Corte Madera | 94925 | Marin | 79 |
| | 2919 9th Street | Berkeley | 94710 | Alameda | 54 |
| | 2155 Corte Vista | Chula Vista | 91915 | San Diego | 150 |
| | 301 Cypress Street | Fort Bragg | 95437 | Mendocino | 44 |
| | 1030 Post Street | San Francisco | 94109 | San Francisco | 63 |
| | 1898 Senter Road | San Jose | 95112 | Santa Clara | 117 |
| | 1908 Senter Road | San Jose | 95112 | Santa Clara | 101 |
| | 7360 Sterling Avenue | San Bernardino | 92410 | San Bernardino | 80 |
| | 1101 East Menlo Avenue | Hemet | 92543 | Riverside | 80 |
| | 22627 Grand Terrace Road | Grand Terrace | 92313 | San Bernardino | 120 |
| | 1099 Admiral Court | San Bruno | 94066 | San Mateo | 185 |
| | 202 I Street | Mendota | 93640 | Fresno | 60 |
| | 2040 Stockton Court | Fortuna | 95540 | Humboldt | 24 |
| | 3110 Boyd Road | Arcata | 95521 | Humboldt | 36 |
| | 51 Brannan Mountain Road | Willow Creek | 95573 | Humboldt | 24 |
| | 160 14th Street | Oakland | 94612 | Alameda | 79 |
| | 2570 Fontaine Road | San Jose | 95121 | Santa Clara | 180 |
| | 3085 South Higuera Street | San Luis Obispo | 93401 | San Luis Obispo | 28 |
| | 1535 E. Plaza Blvd. | National City | 91950 | San Diego | 80 |
| | 272 East Lake St. | Weed | 96094 | Siskiyou | 61 |
| | 424 South E. Street | Porterville | 93257 | Tulare | 64 |
| | 2300 Highway 273 | Anderson | 96007 | Shasta | 80 |
| | 635 S. Elwood Ave. | Glendora | 91740 | Los Angeles | 87 |
| | 548 East Honolulu Street | Lindsay | 93247 | Tulare | 43 |
| | 471 West College Avenue | Santa Rosa | 95401 | Sonoma | 99 |
| | 990 Polk Street | San Francisco | 94109 | San Francisco | 110 |
| | 500 Alpine St. | Avenal | 93204 | Kings | 81 |
| | 808 North Main Street | Salinas | 93906 | Monterey | 124 |
| | 712 I Street | Antioch | 94531 | Contra Costa | 40 |
| | 617 Garden Street | Santa Barbara | 93101 | Santa Barbara | 51 |
| | 81 Mihalakis Street | Milpitas | 95035 | Santa Clara | 101 |
| | 2502 Hanna Avenue | Corcoran | 93212 | Kings | 56 |
| | 730 San Pedro Way | Soledad | 93960 | Monterey | 84 |
| | 319 S. Jackson Street | Red Bluff | 96080 | Tehama | 61 |
| | 2111 Williams Street | Long Beach | 90810 | Los Angeles | 81 |
| | 2245 Tapo Street | Simi Valley | 93063 | Ventura | 36 |
| | 2719 Foothill Boulevard | Oakland | 94601 | Alameda | 65 |
| | 568 C Street | Hayward | 94541 | Alameda | 60 |
| | 50 Sierra Vista Ave. | Mountain View | 94043 | Santa Clara | 104 |
| | 1692 South Santa Fe Avenue | San Jacinto | 92583 | Riverside | 81 |
| | 1034 E. Chapel Street | Santa Maria | 93454 | Santa Barbara | 24 |
| | 5315 Carrington Circle | Stockton | 95210 | San Joaquin | 21 |
| | 2398 East 14th Street | San Leandro | 94577 | Alameda | 68 |
| | 112 Brewer Street | Templeton | 93465 | San Luis Obispo | 43 |
| | 15097 Olympic Drive | Clearlake | 95422 | Lake | 54 |
| | 5553 Alicia Ave. | Marysville | 95901 | Yuba | 73 |
| | 195 E. Carson Street | Colusa | 95932 | Colusa | 81 |
| | 350 Westpark Court | Camarillo | 93012 | Ventura | 34 |
| | 12960 Perris Boulevard | Moreno Valley | 92553 | Riverside | 189 |
| | 1601 Lotus Lane | Bakersfield | 93307 | Kern | 73 |
| | 236 West Harvard Boulevard | Santa Paula | 93060 | Ventura | 35 |
| | 3693 Florida Street | San Diego | 92104 | San Diego | 71 |
| | 2903 Pioneer Drive | Bakersfield | 93306 | Kern | 81 |
| | 610 La Roda Drive | Camarillo | 93011 | Ventura | 13 |
| | 1515 E. Jensen Avenue | Fresno | 93706 | Fresno | 69 |
| | 250 W. 15th Ave | Escondido | 92025 | San Diego | 80 |
| | 38040 27th Street East | Palmdale | 93550 | Los Angeles | 81 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1548 5th Street | Santa Monica | 90401 | Los Angeles | 46 |
| | 1737 West Holt Avenue | Pomona | 91768 | Los Angeles | 90 |
| | 530 Elm Avenue | Long Beach | 90802 | Los Angeles | 17 |
| | 340 South Downs Street | Ridgecrest | 93555 | Kern | 81 |
| | 455 E Ash Ave | Shafter | 93263 | Kern | 81 |
| | 3975 Seven Trees Blvd. | San Jose | 95128 | Santa Clara | 288 |
| | 320 Grand Boulevard | Corona | 92882 | Riverside | 75 |
| | 125 East 10th Street | Pittsburg | 94565 | Contra Costa | 28 |
| | 2700 East Ponderosa Drive | Camarillo | 93010 | Ventura | 305 |
| | 745 Alamitos Ave. | Long Beach | 90813 | Los Angeles | 321 |
| | 53 E. Carmel Valley Road | Carmel Valley Villa | 93924 | Monterey | 79 |
| | 16599 Muscatel Street | Hesperia | 92345 | San Bernardino | 110 |
| | 1411 N. Durant Street | Santa Ana | 92706 | Orange | 49 |
| | 1501 N. Ross Street | Santa Ana | 92706 | Orange | |
| | 530 W Jackman Ave. | Lancaster | 93534 | Los Angeles | 100 |
| | 1220 Olive Drive | Davis | 95616 | Yolo | 53 |
| | 451 Sutter Hill Road | Sutter Creek | 95685 | Amador | 44 |
| | 7270 Calle Plata | Carlsbad | 92009 | San Diego | 168 |
| | 230 Turk Street | San Francisco | 94102 | San Francisco | 113 |
| | 2946 International Boulevard | Oakland | 94601 | Alameda | 36 |
| | 14200 Rodeo Drive | Victorville | 92392 | San Bernardino | 99 |
| | 3232 Mission Avenue | Oceanside | 92054 | San Diego | 80 |
| | 1515 N. Orange Avenue | La Puente | 91744 | Los Angeles | 53 |
| | 1045 E. Condor Street | Crescent City | 95531 | Del Norte | 56 |
| | 1085 Highway 101 North | Crescent City | 95531 | Del Norte | 38 |
| | 3200 East Baristo Road | Palm Springs | 92262 | Riverside | 116 |
| | 123 S. Catalina Avenue | Redondo Beach | 90277 | Los Angeles | 136 |
| | 439 Benito Street | Soledad | 93960 | Monterey | 73 |
| | 2121 7th Street | Berkeley | 94710 | Alameda | 47 |
| | 1432 Willow Avenue | Rialto | 92376 | San Bernardino | 152 |
| | 4962 N. Third Street | Biola | 93606 | Fresno | 44 |
| | 804 S. Harris Street | Hanford | 93230 | Kings | 40 |
| | 351 Danielle Way | Woodlake | 93286 | Tulare | 24 |
| | 1620 Miekle Avenue | Woodland | 95695 | Yolo | 156 |
| | 163 North Main Street | Milpitas | 95035 | Santa Clara | 103 |
| | 100 Parkhurst Circle | Aptos | 95003 | Santa Cruz | 68 |
| | 2411 Centinela Avenue | Santa Monica | 90405 | Los Angeles | 36 |
| | 21 East Anapamu Street | Santa Barbara | 93101 | Santa Barbara | 12 |
| | 101 Enterprise Drive | Rohnert Park | 94928 | Sonoma | 171 |
| | 8768 Jamacha Road | Spring Valley | 91977 | San Diego | 136 |
| | 928 66th Avenue | Oakland | 94621 | Alameda | 106 |
| | 1315 Eden Avenue | San Jose | 95117 | Santa Clara | 143 |
| | 9901 9th Avenue | Hesperia | 92345 | San Bernardino | 68 |
| | 110 East Baker Street | Winters | 95694 | Yolo | 34 |
| | 238 Blume Street | Nipomo | 93444 | San Luis Obispo | 120 |
| | 10 Edgewater Place | Larkspur | 94939 | Marin | 28 |
| | 3606 Del Sol Blvd. | San Diego | 92154 | San Diego | 93 |
| | 9055 Foothill Boulevard | Rancho Cucamong | 91730 | San Bernardino | 230 |
| | 655 Alabama Street | San Francisco | 94110 | San Francisco | 24 |
| | 312 Lupin St. | Mamomth Lakes | 93546 | Mono | 31 |
| | 3477 Main St. | Mamomth Lakes | 93546 | Mono | |
| | 44 Manzanita Rd. | Mamomth Lakes | 93546 | Mono | |
| | 2949 18th Street | San Francisco | 94110 | San Francisco | 93 |
| | 655 Pacific Avenue | Crescent City | 95531 | Del Norte | 50 |
| | 1350 Lexington Avenue | San Jose | 95117 | Santa Clara | 80 |
| | 1801 North Alex | Los Angeles | 90015 | Los Angeles | |
| | 8632 C Avenue | Hesperia | 92345 | San Bernardino | 72 |
| | 1236 Fernot Way | Hanford | 93230 | Kings | 100 |
| | 1515 Geary Road | Walnut Creek | 94597 | Contra Costa | 70 |
| | 2891 Carmen Avenue | Livermore | 94550 | Alameda | 30 |
| | 2600 Red Bud Lane | Anderson | 96007 | Shasta | 100 |
| | 2425 Shady Lane | Anderson | 96007 | Shasta | |
| | 1565 Fair Oaks Drive | Anderson | 96007 | Shasta | |
| | 22842 Vermont Street | Hayward | 94541 | Alameda | 109 |
| | 2175 Kittredge St | Berkeley | 94704 | Alameda | 97 |
| | 1475 Imperial Ave | San Diego | 92101 | San Diego | 275 |
| | 820 Jennings Avenue | Santa Rosa | 95401 | Sonoma | 49 |
| | 578 Orange Avenue | Coronado | 92118 | San Diego | 30 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 202 Railroad Avenue | Suisun City | 94585 | Solano | 94 |
| | 1600 Lakeshore Avenue | Oakland | 94606 | Alameda | 143 |
| | 16450 Kent Avenue | San Lorenzo | 94580 | Alameda | 84 |
| | 684 Ellis Street | San Francisco | 94109 | San Francisco | 84 |
| | 324 Willow Street | Bishop | 93514 | Inyo | 12 |
| | 2333 Pillsbury Road | Chico | 95926 | Butte | 76 |
| | 2031 Orange Avenue | Costa Mesa | 92627 | Orange | 36 |
| | 381 N. Eucalyptus | Blythe | 92225 | Riverside | 100 |
| | 200 N. Lovekin Bl. | Blythe | 92225 | Riverside | |
| | 333 North "F"" Street" | Oxnard | 93030 | Ventura | 228 |
| | 900 4th Street | Bakersfield | 93304 | Kern | 79 |
| | 5 Commer Court | San Francisco | 94124 | San Francisco | 146 |
| | 65 Navy Road | San Francisco | 94124 | San Francisco | 157 |
| | 3929 East First Street | Los Angeles | 90063 | Los Angeles | 85 |
| | 1324 Santee Drive | San Jose | 95122 | Santa Clara | 192 |
| | 1401 North Ln | Hayward | 94545 | Alameda | 78 |
| | 53 Carol Lane | Oakley | 94561 | Contra Costa | 208 |
| | 44958 N. 10th Street West | Lancaster | 93534 | Los Angeles | 84 |
| | 300 Central Avenue | Wasco | 93280 | Kern | 42 |
| | 3836 Alabama Street | San Diego | 92104 | San Diego | 67 |
| | 1327 Lincoln Avenue | San Rafael | 94901 | Marin | 66 |
| | 21100 State Highway 33 | Dos Palos | 93620 | Merced | 80 |
| | Meredith Avenue | Gustine | 93622 | Merced | |
| | 115 Shoreline Highway | Mill Valley | 94941 | Marin | 50 |
| | 14779 Seneca Road | Victorville | 92392 | San Bernardino | 203 |
| | 1550 Market Street | San Diego | 92101 | San Diego | 136 |
| | 640 16th Street | San Diego | 92101 | San Diego | |
| | 1250 Foxdale Loop | San Jose | 95122 | Santa Clara | 287 |
| | 3429 Evergreen Circle | West Sacramento | 95691 | Yolo | 296 |
| | 30 Whitfield Court | San Francisco | 94124 | San Francisco | 145 |
| | 35 Lillian Street | San Francisco | 94124 | San Francisco | 156 |
| | 44916 N 10th Street West | Lancaster | 93534 | Los Angeles | 150 |
| | 1921 Pock Lane | Stockton | 95205 | San Joaquin | 65 |
| | 8500 Bella Vista Street | Parlier | 93648 | Fresno | 47 |
| | 875 E. Terra Bella Avenue | Pixley | 93256 | Tulare | 55 |
| | 750 Grande Street | Nipomo | 93444 | San Luis Obispo | 52 |
| | 1755 Logan Ave | San Diego | 92113 | San Diego | 85 |
| | 305 San Antonio Court | San Jose | 95116 | Santa Clara | 86 |
| | 2147 S. Maple St. | Fresno | 93725 | Fresno | 80 |
| | 36400 Giffen Drive | Huron | 93234 | Fresno | 81 |
| | 350 MacDonald Avenue | Richmond | 94801 | Contra Costa | 66 |
| | 65 Carol Lane | Oakley | 94561 | Contra Costa | 54 |
| | 1830 S. Dairy Avenue | Corcoran | 93212 | Kings | 69 |
| | 328 S. Harvard Avenue | Lindsay | 93247 | Tulare | 40 |
| | 565 Petaluma Avenue | Sebastopol | 95472 | Sonoma | 45 |
| | 9541 W. Ball Road | Anaheim | 92804 | Orange | 49 |
| | 1333 Monterey Street | Soledad | 93960 | Monterey | 52 |
| | 2750 Gilmore Lane | Oroville | 95966 | Butte | 72 |
| | 9023 Camino La Jolla | Lamont | 93241 | Kern | 44 |
| | 2300 R Street | Bakersfield | 93301 | Kern | 60 |
| | 170 S. Garden St. | Ventura | 93001 | Ventura | 69 |
| | 36 W. Thompson Blvd. | Ventura | 93001 | Ventura | |
| | 175 S. Ventura Ave. | Ventura | 93001 | Ventura | |
| | 550 Fanoe Road | Gonzales | 93926 | Monterey | 44 |
| | 1501 Broadway | Chula Vista | 91911 | San Diego | 42 |
| | 44 McAllister Street | San Francisco | 94102 | San Francisco | 212 |
| | 401 West Columbus Avenue | Bakersfield | 93301 | Kern | 66 |
| | 989 Brush Street | Oakland | 94607 | Alameda | 61 |
| | 9055 Santa Fe Avenue East | Hesperia | 92345 | San Bernardino | 65 |
| | 612 E. 17th Street | Marysville | 95901 | Yuba | 68 |
| | 2774 Monterey Highway | San Jose | 95111 | Santa Clara | 72 |
| | 2774 Summer Lane | Crescent City | 95531 | Del Norte | 81 |
| | 2187 S. Maple Avenue | Fresno | 93725 | Fresno | 74 |
| | 4672 Plumosa Drive | Yorba Linda | 92886 | Orange | 76 |
| | 7385 Broadway | Lemon Grove | 91945 | San Diego | 36 |
| | 1567 7th Avenue | Olivehurst | 95961 | Yuba | 61 |
| | 38530 Tierra Subida Avenue | Palmdale | 93551 | Los Angeles | 80 |
| | 555 98th Avenue | Oakland | 94603 | Alameda | 58 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1629 National Avenue | San Diego | 92113 | San Diego | 89 |
| | 27271 Paseo Espada | San Juan Capistran | 92675 | Orange | 38 |
| | 67 Carol Lane | Oakley | 94561 | Contra Costa | 54 |
| | 702 W. Sierra Avenue | Woodlake | 93286 | Tulare | 68 |
| | 200 N. Stevens Avenue | Farmersville | 93223 | Tulare | 48 |
| | 1332 Rosamond Blvd. | Rosamond | 93560 | Kern | 81 |
| | 66 Ninth Street | San Francisco | 94103 | San Francisco | 107 |
| | 1390 Mission Street | San Francisco | 94103 | San Francisco | 136 |
| | 650 Eddy Street | San Francisco | 94109 | San Francisco | 83 |
| | 750 Dorothy Adamo Lane | West Sacramento | 95605 | Yolo | 120 |
| | 500 William Street | Oakland | 94612 | Alameda | 665 |
| | 1710 Maxson Street | Oceanside | 92054 | San Diego | 36 |
| | 1415 E. Lexington Ave. | El Cajon | 92019 | San Diego | 144 |
| | 1949 Los Feliz Drive | Thousand Oaks | 91362 | Ventura | 148 |
| | 3101 Coventry Drive | Bakersfield | 93304 | Kern | 88 |
| | 1201 E. Wilshire Avenue | Santa Ana | 92707 | Orange | 144 |
| | 1401 S. Minnie Street | Santa Ana | 92707 | Orange | |
| | 2701 Creek Park Lane | Santa Rosa | 95407 | Sonoma | 84 |
| | 705 Rohnert Park Expressway | Rohnert Park | 94928 | Sonoma | 24 |
| | 615 W. Hawthorne Street | Eureka | 95503 | Humboldt | 50 |
| | 1112 E Street | Eureka | 95503 | Humboldt | |
| | 735 P Street | Eureka | 95503 | Humboldt | |
| | 2853 Kelvin Avenue | Irvine | 92614 | Orange | 71 |
| | 115 N. 4th Street | Santa Paula | 93060 | Ventura | 150 |
| | 202 Table Mountain Road | Oroville | 95965 | Butte | 88 |
| | 5004 Hartnett Ave. | Richmond | 94804 | Contra Costa | 378 |
| | 525 South Ninth Street | San Jose | 95112 | Santa Clara | 60 |
| | 21424 South Marks | Riverdale | 93656 | Fresno | 172 |
| | 1391 East Sumner | Fowler | 93625 | Fresno | |
| | 2026 Barbara Drive | Selma | 93662 | Fresno | |
| | 2543 Nelson Blvd. | Selma | 93662 | Fresno | |
| | 45 N. Salisbury | Porterville | 93257 | Tulare | 250 |
| | 65 N. Salisbury | Porterville | 93257 | Tulare | |
| | 1101 S. Irwin | Tulare | 93274 | Tulare | |
| | 551 N. Cypress | Woodlake | 93286 | Tulare | |
| | 555 19th Street | Oakland | 94612 | Alameda | 80 |
| | 2597 S. Richelle Avenue | Fresno | 93725 | Fresno | 65 |
| | 1030 River Street | Santa Cruz | 95060 | Santa Cruz | 100 |
| | 2200 Sycamore Drive | Antioch | 94509 | Contra Costa | 136 |
| | 240 Ocean Oaks Lane | Avila Beach | 93424 | San Luis Obispo | 29 |
| | 281 Riverpark Blvd | Oxnard | 93036 | Ventura | 86 |
| | 289 Riverpark Blvd | Oxnard | 93036 | Ventura | 54 |
| | 400 Casa Grande Road | Petaluma | 94954 | Sonoma | 58 |
| | 2665 Clark Avenue | Norco | 92860 | Riverside | 86 |
| | 1801 14th Street | Oakland | 94607 | Alameda | 99 |
| | 108 P Street | Madera | 93637 | Madera | 76 |
| | 18800 Beatrice Drive | Sonoma | 95476 | Sonoma | 35 |
| | 3060 53rd Street | San Diego | 92105 | San Diego | 92 |
| | 250 Toomes Avenue | Corning | 96201 | Tehama | 48 |
| | 3604 Beyer Blvd. | San Ysidro | 92173 | San Diego | 398 |
| | 1531 Adalaide | Concord | 94520 | Contra Costa | 139 |
| | 1601 Pine Street | Concord | 94520 | Contra Costa | |
| | 2020 Southwest Expressway | San Jose | 95126 | Santa Clara | 130 |
| | 4201 Racetrack Road | Rocklin | 95677 | Placer | 32 |
| | 125 Mason Street | San Francisco | 94102 | San Francisco | 81 |
| | 951 Torrano Avenue | Hayward | 94542 | Alameda | 81 |
| | 1720 South Depot Street | Santa Maria | 93458 | Santa Barbara | 236 |
| | 1423 Reasor Road | McKinleyville | 95519 | Humboldt | 50 |
| | 16525 South 11th Street | Huron | 93234 | Fresno | 64 |
| | 200 E. Sierra Avenue | Woodlake | 93286 | Tulare | 44 |
| | 2235 Gilbert Gonzales Jr. Drive | Los Banos | 93635 | Merced | 105 |
| | 1 Drake's Way | Larkspur | 94939 | Marin | 24 |
| | 662 East Street | Tracy | 95376 | San Joaquin | 88 |
| | 24845 Fort Crook Avenue | Fall River Mills | 96028 | Shasta | 38 |
| | 850 Descanso Place | Bakersfield | 93306 | Kern | 54 |
| | 439 Benito Street | Soledad | 93960 | Monterey | 70 |
| | 275 10th Street | San Francisco | 94103 | San Francisco | 135 |
| | 350 W. Imperial Highway | Brea | 92821 | Orange | 92 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 2122 Burdock Way | Chula Vista | 91915 | San Diego | 92 |
| | 3555 Glen Ave | Carlsbad | 92010 | San Diego | 78 |
| | 6682 Picasso Road | Isla Vista | 93117 | Santa Barbara | 20 |
| | 4333 Dawson Avenue | San Diego | 92115 | San Diego | 64 |
| | 5862 Bagley Avenue | Twentynine Palms | 92277 | San Bernardino | 48 |
| | 701 Curtner Avenue | San Jose | 95125 | Santa Clara | 179 |
| | 555 Oxford Street | Chula Vista | 91911 | San Diego | 132 |
| | 3838 Clayton Road | Concord | 94521 | Contra Costa | 75 |
| | 515 13th Street | San Diego | 92101 | San Diego | 77 |
| | 525 Orange Avenue | Coronado | 92118 | San Diego | 16 |
| | 3137 El Cajon Boulevard | San Diego | 92104 | San Diego | 24 |
| | 2555 East Leland Road | Pittsburg | 94565 | Contra Costa | 63 |
| | 8837 Grove Avenue | Rancho Cucamong | 91730 | San Bernardino | 40 |
| | 1629 Lotus | Bakersfield | 93307 | Kern | 80 |
| | 4707 Kentfield Road | Stockton | 95207 | San Joaquin | 45 |
| | 4888 Logan Avenue | San Diego | 92113 | San Diego | 268 |
| | 1930 Almaden Road | San Jose | 95125 | Santa Clara | 152 |
| | 3040 David Avenue | San Jose | 95128 | Santa Clara | 65 |
| | 9705 El Camino Real | San Luis Obispo | 93422 | San Luis Obispo | 19 |
| | 2555 Corde Terra Circle | San Jose | 95111 | Santa Clara | 201 |
| | 675 South Farmersville Blvd. | Farmersville | 93223 | Tulare | 48 |
| | 1616 Old Mammoth Road | Mammoth Lakes | 93546 | Mono | 48 |
| | 300 Regal Avenue | Irvine | 92620 | Orange | 90 |
| | 9055 Santa Fe Avenue East | Hesperia | 92345 | San Bernardino | 58 |
| | 104 Averil Road | San Ysidro | 92173 | San Diego | 45 |
| | 15729 S. Atlantic Avenue | East Rancho Domi | 90221 | Los Angeles | 70 |
| | 227-255 7th Street | San Francisco | 94103 | San Francisco | 49 |
| | 4321 52nd Street | San Diego | 92115 | San Diego | 88 |
| | 38235 10th Street East | Palmdale | 93550 | Los Angeles | 78 |
| | 200 N. Steven Avenue | Farmersville | 93223 | Tulare | 16 |
| | 5127 Creely Avenue | Richmond | 94804 | Contra Costa | 36 |
| | 1626 Hillsdale Avenue | San Jose | 95124 | Santa Clara | 48 |
| | 400 Harbour Way | Richmond | 94801 | Contra Costa | 36 |
| | 1150 Tammy Lane | Lemoore | 93245 | Kings | 57 |
| | 13549 Wood St | Madera | 93638 | Madera | 48 |
| | 280 N. Lemon Ave | Ontario | 91764 | San Bernardino | 76 |
| | 16999 Orange Way | Fontana | 92335 | San Bernardino | 90 |
| | 2355 Long Beach Boulevard | Long Beach | 90806 | Los Angeles | 46 |
| | 130 13th Street | Greenfield | 93927 | Monterey | 40 |
| | 251 Autumn Drive | San Marcos | 92069 | San Diego | 103 |
| | 12222 Garfield Avenue | South Gate | 90280 | Los Angeles | 101 |
| | 508 North Montgomery Stree | Ojai | 93023 | Ventura | 21 |
| | 14606 W. Kearney Blvd. | Kerman | 93630 | Fresno | 20 |
| | 2119 W Capitol Avenue | West Sacramento | 95691 | Yolo | 62 |
| | 2901 S. El Camino Real | San Mateo | 94403 | San Mateo | 68 |
| | 7000 Di Giorgio Road | Lamont | 93241 | Kern | 80 |
| | 1050 B Street | San Diego | 92101 | San Diego | 111 |
| | 220 5th St. | West Sacramento | 95605 | Yolo | 45 |
| | 200 4th St. | West Sacramento | 95605 | Yolo | |
| | 511 B St. | West Sacramento | 95605 | Yolo | |
| | 35 West Clover Street | Woodland | 95695 | Yolo | 68 |
| | 1050 B Street | San Diego | 92101 | San Diego | 118 |
| | 98 East Jarvis Street | Perris | 92571 | Riverside | |
| | 400 N. Palm Drive | Blythe | 92225 | Riverside | 70 |
| | 22328 South Garden Avenue | Hayward | 94541 | Alameda | 66 |
| | 9914 99th Avenue Court | Oakland | 94603 | Alameda | 72 |
| | 149 Mason Street | San Francisco | 94102 | San Francisco | 56 |
| | 40 Brannan St. | Calistoga | 94515 | Napa | 24 |
| | 201 Country Club Lane | Oceanside | 92054 | San Diego | 90 |
| | 1200 Ranchero Way | San Jose | 95117 | Santa Clara | 94 |
| | 1060 Sierra Bonita Ave. | West Hollywood | 90046 | Los Angeles | 42 |
| | 1447 Herbert Ave. | South Lake Tahoe | 96150 | El Dorado | 33 |
| | 2051 W. Steele Lane | Santa Rosa | 95403 | Sonoma | 62 |
| | 920 East Mission Ave. | Fallbrook | 92028 | San Diego | 80 |
| | 1825 South Santa Fe Ave. | San Jacinto | 92583 | Riverside | 55 |
| | 435 Alturas Rd. | Fallbrook | 92028 | San Diego | 44 |
| | 4545 Kentfield Rd. | Stockton | 95207 | San Joaquin | 90 |
| | 10355 Mills Ave. | Montclair | 91763 | San Bernardino | 85 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 171 Palomar St. | Chula Vista | 91911 | San Diego | 168 |
| | 3800 Old HWY 53 | Clearlake | 95422 | Lake | 91 |
| | 15160 Austin Dr. | Clearlake | 95422 | Lake | |
| | 811 W. California Ave. | Fresno | 93706 | Fresno | 69 |
| | 8 Reardon Rd. | San Francisco | 94124 | San Francisco | 82 |
| | 236 Main Street | Fillmore | 93015 | Ventura | 21 |
| | 624 12th Street | Imperial Beach | 91932 | San Diego | 15 |
| | 1720 MacArthur Blvd. | Oakland | 94602 | Alameda | 81 |
| | 2400 Fair Dr. | Napa | 94558 | Napa | 355 |
| | 2435 Sutherland Dr. | Napa | 94558 | Napa | |
| | 2200 Delaware St. | Huntington Beach | 92648 | Orange | 48 |
| | 400 West Rincon Avenue | Campbell | 95008 | Santa Clara | 200 |
| | 8989 Mission Blvd. | Riverside | 92509 | Riverside | 102 |
| | 370 F Street | Colma | 94014 | San Mateo | 119 |
| | 3575 Geary Blvd. | San Francisco | 94118 | San Francisco | 150 |
| | 5600 Third St. | San Francisco | 94124 | San Francisco | 116 |
| | 7022 Di Giorgio Road | Lamont | 93241 | Kern | 64 |
| | 200 Dorsey Dr. | Grass Valley | 95945 | Nevada | 121 |
| | 3655 Sunset Blvd. | Rocklin | 95677 | Placer | 104 |
| | 850 Broderick St. | San Francisco | 94115 | San Francisco | 47 |
| | 201 W Regent Street | Inglewood | 90301 | Los Angeles | 107 |
| | 1 South Locust Street | Inglewood | 90301 | Los Angeles | 199 |
| | 10220 Foothill Boulevard | Rancho Cucamong | 91730 | San Bernardino | 166 |
| | 750 Bay Avenue | Capitola | 95010 | Santa Cruz | 109 |
| | 90 Grandview Street | Santa Cruz | 95060 | Santa Cruz | 50 |
| | 12509 Oak Knoll Rd. | Poway | 92064 | San Diego | 52 |
| | 930 84th Ave | Oakland | 94621 | Alameda | 137 |
| | 11410 Santa Gertrudes Ave. | Whittier | 90604 | Los Angeles | 89 |
| | 11620 Cherrylee Dr. | El Monte | 91732 | Los Angeles | 78 |
| | 200 Drake St. | Pomona | 91767 | Los Angeles | 109 |
| | 1025 S. Kern Ave. | Los Angeles | 90022 | Los Angeles | 75 |
| | 20644 E. Arrow Highway | Covina | 91724 | Los Angeles | 64 |
| | 1924 Church Lane | San Pablo | 94806 | Contra Costa | 54 |
| | 2000-2070 Crestview Dr | Pittsburg | 94565 | Contra Costa | 71 |
| | 488 East 15th Street | Beaumont | 92223 | Riverside | 80 |
| | 10777 Poplar Street | Loma Linda | 92354 | San Bernardino | 44 |
| | 44927 Date Avenue | Lancaster | 93534 | Los Angeles | 40 |
| | 1464 Montecito Road | Ramona | 92065 | San Diego | 70 |
| | 8810 C Avenue | Hesperia | 92345 | San Bernardino | 154 |
| | 1444 Segsworth Way | Grass Valley | 95945 | Nevada | 48 |
| | 2103 East 14th Street | San Leandro | 94577 | Alameda | 51 |
| | 7550 Desert Holly Street | Chino | 91708 | San Bernardino | 250 |
| | 1300 Kentwood Lane | San Leandro | 94578 | Alameda | 142 |
| | 4707 Yuma Ave | Oceanside | 92057 | San Diego | 144 |
| | 1101 Union Ave. | Fairfield | 94533 | Solano | 84 |
| | 711 University Avenue | Rocklin | 95677 | Placer | 156 |
| | 1615 Sutter Street | San Francisco | 94109 | San Francisco | 245 |
| | 1120 North Lemon Street | Orange | 92867 | Orange | 57 |
| | 10050 Juniper Avenue | Fontana | 92335 | San Bernardino | 50 |
| | 2740 Dutton Meadows | Santa Rosa | 95407 | Sonoma | 52 |
| | 17690 McLaughlin Ave. | Morgan Hill | 95037 | Santa Clara | 49 |
| | 3774 Beyer Boulevard | San Ysidro | 92173 | San Diego | 80 |
| | 2674 E. Clinton Ave. | Fresno | 93703 | Fresno | 215 |
| | 13839 Lyn Street | Armona | 93202 | Kings | 20 |
| | 430 B Street | Fresno | 93706 | Fresno | 50 |
| | 2150 S. Elm Street | Fresno | 93706 | Fresno | |
| | 660 South Fair Oaks | Sunnyvale | 94086 | Santa Clara | 124 |
| | 851 North 10th Street | San Jose | 95112 | Santa Clara | 53 |
| | 34290 Corregidoe Drive | Cathedral City | 92234 | Riverside | 60 |
| | 4914 Logan Avenue | San Diego | 92113 | San Diego | 112 |
| | 2201 Emily Street | San Luis Obispo | 93401 | San Luis Obispo | 42 |
| | 1150 N. Ventura Avenue | Ventura | 93001 | Ventura | 12 |
| | 280 Hospital Circle | Westminster | 92683 | Orange | 36 |
| | 735 Mission Grove Place | Escondido | 92025 | San Diego | 55 |
| | 96 Shasta Court | Chowchilla | 93610 | Madera | 72 |
| | 215 E. Washington Ave | Escondido | 92025 | San Diego | 61 |
| | 108 E. Park Street | Hollister | 95023 | San Benito | 72 |
| | 131 W. Putnam Avenue | Porterville | 93257 | Tulare | 70 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1030 Kendrea Ave. | McFarland | 93250 | Kern | 80 |
| | 823 Farmersville Blvd. | Farmersville | 93223 | Tulare | 40 |
| | 773 Knickerbocker Rd | Big Bear Lake | 92315 | San Bernardino | 42 |
| | 2125 Gilbert Gonzalez Jr. Drive | Los Banos | 93635 | Merced | 80 |
| | 10319 Mills Avenue | Montclair | 91763 | San Bernardino | 50 |
| | 812 S. Osage Apartments | Inglewood | 90301 | Los Angeles | 20 |
| | 4803 El Canon Avenue | Calabasas | 91302 | Los Angeles | 75 |
| | 15810 S. Frailey Ave. | Compton | 90221 | Los Angeles | 84 |
| | 10 Toussin Avenue | Kentfield | 94904 | Marin | 13 |
| | 422 E. Cota Street | Santa Barbara | 93101 | Santa Barbara | 56 |
| | 5555 Crestridge Road | Rancho Palos Verd | 90275 | Los Angeles | 34 |
| | 12572 Morningside Ave. | Garden Grove | 92843 | Orange | 104 |
| | 12622 Keel Ave. | Garden Grove | 92843 | Orange | |
| | 71 Carol Lane | Oakley | 94561 | Contra Costa | 44 |
| | 365 Fulton Street | San Francisco | 94102 | San Francisco | 120 |
| | 751 Driskell Avenue | Newman | 95360 | Stanislaus | 68 |
| | 1194 Hollister Street | San Diego | 92154 | San Diego | 50 |
| | 531 East Market Street | Salinas | 93905 | Monterey | 23 |
| | 955 Railroad Avenue | Winters | 95694 | Yolo | 74 |
| | 1047 Rosamond Boulevard | Rosamond | 93560 | Kern | 73 |
| | 1041 Buckhorn Drive | Salinas | 93905 | Monterey | 81 |
| | 1458 14th Street | Santa Monica | 90404 | Los Angeles | 20 |
| | 665 West Lancaster Blvd. | Lancaster | 93534 | Los Angeles | 21 |
| | 161 Turk Street | San Francisco | 94102 | San Francisco | 82 |
| | 249 Eddy Street | San Francisco | 94102 | San Francisco | |
| | 601 E. Main Street | Stockton | 95202 | San Joaquin | 91 |
| | 44826 Fig Avenue | Lancaster | 93534 | Los Angeles | 21 |
| | 1410 Hood Street | Arvin | 93202 | Kern | 51 |
| | 16193 H Street | Mojave | 93501 | Kern | 81 |
| | 187 N. Westwood Ave. | Lindsay | 93247 | Tulare | 73 |
| | 2400 Shady Lane | Anderson | 96007 | Shasta | 79 |
| | 351 N. West Street | Tulare | 92374 | Tulare | 72 |
| | 1027 Redondo Ave. | Long Beach | 90804 | Los Angeles | 46 |
| | 1134 Stanley Ave. | Long Beach | 90804 | Los Angeles | |
| | 350 E. Esther St. | Long Beach | 90804 | Los Angeles | |
| | 707 Milling Street | Lancaster | 93534 | Los Angeles | 40 |
| | 774 N. Grant Ave. | Manteca | 95336 | San Joaquin | 52 |
| | 199 East Inger Drive | Santa Maria | 93454 | Santa Barbara | 47 |
| | 1620 6th Avenue | San Diego | 92101 | San Diego | 65 |
| | 1816 Lotus Lane | Bakersfield | 93307 | Kern | 65 |
| | 430 20th Avenue | Delano | 93215 | Kern | 70 |
| | 2740 Dutton Meadow | Santa Rosa | 95407 | Sonoma | 97 |
| | 731 South 11th Avenue | Hanford | 93230 | Kings | 49 |
| | 701 Union Avenue | Bakersfield | 93307 | Kern | 56 |
| | 725 S. Hindry Avenue | Inglewood | 90301 | Los Angeles | 196 |
| | 675 Copello Drive | Angels Camp | 95222 | Calaveras | 50 |
| | 2320 Stillman Street | Selma | 93662 | Fresno | 81 |
| | 745 Paigewood Drive | Orland | 95963 | Glenn | 73 |
| | 600 N. Euclid Avenue | Dinuba | 93618 | Tulare | 57 |
| | 200 N. Mill Street | Tehachapi | 93561 | Kern | 81 |
| | 5086 Chestnut Avenue | Olivehurst | 95961 | Yuba | 51 |
| | 708 E. Carson Street | Carson | 90745 | Los Angeles | 86 |
| | 2090 Heritage Parkway | Woodland | 95776 | Yolo | 43 |
| | 2601 Valencia Ave. | Brea | 92821 | Orange | 94 |
| | 2647 International Boulevard | Oakland | 94601 | Alameda | 84 |
| | 20503 San Ramon Valley Blvd | San Ramon | 94583 | Contra Costa | 105 |
| | 1650 First Street | Lincoln | 95648 | Placer | 49 |
| | 411 South Stanislaus Street | Stockton | 95202 | San Joaquin | 93 |
| | 1001 83rd Avenue | Oakland | 94621 | Alameda | 20 |
| | 555 Rosa Parks Road | Palm Springs | 92262 | Riverside | 57 |
| | 1460 N 4th Street | San Jose | 95112 | Santa Clara | 100 |
| | 401 Fairmount Avenue | Oakland | 94611 | Alameda | 31 |
| | 1855 Cheatham Avenue | Bakersfield | 93307 | Kern | 45 |
| | 170 Wright Avenue | Morgan Hill | 95037 | Santa Clara | 24 |
| | 5471 Bayview Heights Place | San Diego | 92105 | San Diego | 300 |
| | 100 Civic Drive | Hercules | 94547 | Contra Costa | 60 |
| | 2700 Tuolmne Street | Vallejo | 94590 | Solano | 76 |
| | 88 DeWitt | Clovis | 93612 | Fresno | 101 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1805 South Escondido Blvd. | Escondido | 92025 | San Diego | 24 |
| | 13120 Pomerado Road | Poway | 92064 | San Diego | 102 |
| | 225 W. Fruitvale Ave. | Hemet | 92543 | Riverside | 71 |
| | 518 East Canon Perdido | Santa Barbara | 93101 | Santa Barbara | 7 |
| | 1116 De La Vina Street | Santa Barbara | 93101 | Santa Barbara | 98 |
| | 864 Ellis Street | San Francisco | 94102 | San Francisco | 25 |
| | 9119 Jamacha Road | Spring Valley | 91977 | San Diego | 116 |
| | 3810 Winona Avenue | San Diego | 92105 | San Diego | 68 |
| | 8133 Third Street | Downey | 90241 | Los Angeles | 31 |
| | 1212 Detroit Street | West Hollywood | 90046 | Los Angeles | 10 |
| | 225 Washington Blvd. | Chowchilla | 93610 | Madera | 57 |
| | 1005 Peterson Ranch Road | Templeton | 93456 | San Luis Obispo | 29 |
| | 98 Raemer | Camarillo | 93010 | Ventura | 10 |
| | 2061 Daily Dr. | Camarillo | 93010 | Ventura | |
| | 2047 Mobil | Camarillo | 93010 | Ventura | |
| | 2370 Barry St. | Camarillo | 93010 | Ventura | |
| | 255 Fulton St. | Camarillo | 93010 | Ventura | |
| | 288 Addington Way | Boronda | 93907 | Monterey | 2 |
| | 1136 Fontes Lane | Boronda | 93907 | Monterey | |
| | 8700 Sabino Drive | Castroville | 95012 | Monterey | 30 |
| | 177 West South Street | Rialto | 92376 | San Bernardino | 100 |
| | 8811 Vista De Tierra Circle | Castroville | 95012 | Monterey | 60 |
| | 708 Pico Blvd. | Santa Monica | 90405 | Los Angeles | 20 |
| | 101 A Street | Colma | 94014 | San Mateo | 74 |
| | 670 Natoma Street | San Francisco | 94103 | San Francisco | 48 |
| | 853 William Street | Pomona | 91768 | Los Angeles | 31 |
| | 3955 Vistapark Drive | San Jose | 95136 | Santa Clara | 83 |
| | 44 Stewart Avenue | Freedom | 95019 | Santa Cruz | 76 |
| | 130 Ciolino Ave. | Morgan Hill | 95037 | Santa Clara | 42 |
| | 2151 Stony Point Road | Santa Rosa | 95407 | Sonoma | 40 |
| | 680 South 37th Street | Richmond | 94804 | Contra Costa | 324 |
| | 7035 Greenleaf Avenue | Whittier | 90602 | Los Angeles | 50 |
| | 295 San Andreas Road | Watsonville | 95076 | Santa Cruz | 43 |
| | 1500 Almaden Expressway | San Jose | 95125 | Santa Clara | 148 |
| | 1601 Market Street | Oakland | 94607 | Alameda | 77 |
| | 2 Sandy Lane | Petaluma | 94952 | Sonoma | 87 |
| | 1300 Buchanan Street | San Francisco | 94102 | San Francisco | 193 |
| | 548 Second Street West | Sonoma | 95476 | Sonoma | 30 |
| | 2001 Miramontes Point Road | Half Moon Bay | 94019 | San Mateo | 80 |
| | 101 Civic Center Drive | Scotts Valley | 95066 | Santa Cruz | 46 |
| | 9902 Broadway | Live Oak | 95953 | Sutter | 14 |
| | 500 P Street | Firebaugh | 93622 | Fresno | 48 |
| | 240 N. El Camino | San Mateo | 94401 | San Mateo | 44 |
| | 6600 International Blvd. | Oakland | 94621 | Alameda | 30 |
| | 1363 Pismo Street | San Luis Obispo | 93401 | San Luis Obispo | 11 |
| | 2001 River Avenue | Long Beach | 90810 | Los Angeles | 196 |
| | 5203 Live Oak Street | Cudahy | 90201 | Los Angeles | 40 |
| | 9537 Kelley | Stockton | 95209 | San Joaquin | 19 |
| | 5343 Carrington Circle | Stockton | 95210 | San Joaquin | 59 |
| | 400 A Cisco | Ridgecrest | 93555 | Kern | 80 |
| | 36850 Lassen Avenue | Huron | 93234 | Fresno | 40 |
| | 4672 Melody Drive | Concord | 94521 | Contra Costa | 148 |
| | 511 East Grand Avenue | Escondido | 92025 | San Diego | 112 |
| | 2250 R Street | Bakersfield | 93301 | Kern | 80 |
| | 309 Beacon Street | Avalon | 90704 | Los Angeles | 38 |
| | 224 E. Commonwealth Avenu | Fullerton | 92831 | Orange | 137 |
| | 1260 Piedmont Road | San Jose | 95132 | Santa Clara | 96 |
| | 2418 E. El Segundo Blvd. | Los Angeles | 90222 | Los Angeles | 21 |
| | 16480 Del Monte Avenue | Morgan Hill | 95037 | Santa Clara | 112 |
| | 987 Fair Avenue | San Jose | 95122 | Santa Clara | 69 |
| | 11155 Citrus Drive | Ventura | 93004 | Ventura | 81 |
| | 1056 Weldon Lane | Bay Point | 94565 | Contra Costa | 120 |
| | 430 West Alpine Street | Upland | 91786 | San Bernardino | 137 |
| | 570 Imperial Highway | Fullerton | 92835 | Orange | 204 |
| | 4085 Fruit Avenue | Fresno | 93705 | Fresno | 365 |
| | 2301 Sycamore Drive | Antioch | 94509 | Contra Costa | 186 |
| | 1000 Claudia Court | Antioch | 94509 | Contra Costa | 129 |
| | 1265 Monument Blvd. | Concord | 94520 | Contra Costa | 198 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1551 Saturn Boulevard | San Diego | 92154 | San Diego | 248 |
| | 555 Alaska Avenue | Fairfield | 94533 | Solano | 129 |
| | 1839 and 1849 Nelson Blvd. | Selma | 93662 | Fresno | 193 |
| | 909 Leslie Road | El Cajon | 92020 | San Diego | 41 |
| | 1545 Q Avenue | National City | 91790 | San Diego | 132 |
| | 700 Kincheloe Court | Woodland | 95695 | Yolo | 173 |
| | 32325 South Pasadena Street | Wildomar | 92595 | Riverside | 176 |
| | 1101 Burton Drive | Vacaville | 95687 | Solano | 108 |
| | 521 Pioneer Avenue | Woodland | 95695 | Yolo | 136 |
| | 485 Holohan Road | Watsonville | 95076 | Santa Cruz | 82 |
| | 460 East Washington Avenue | Escondido | 92026 | San Diego | 91 |
| | 849B Paula Street | San Jose | 95126 | Santa Clara | 47 |
| | 3550 Villa Lane | Napa | 94558 | Napa | 102 |
| | 5150 Monterey Road | San Jose | 95111 | Santa Clara | 286 |
| | 2095 West Spring Street | Long Beach | 90810 | Los Angeles | 410 |
| | 4531 Logan Avenue | SanDiego | 92113 | San Diego | 166 |
| | 5300 Terner Way | San Jose | 95136 | Santa Clara | 194 |
| | 1201 Medical Center Drive | chula Vista | 91910 | San Diego | 132 |
| | 2550 South King Road | San Jose | 95122 | santa Clara | 272 |
| | 520 N. Sixth Street | San Jose | 95112 | Santa Clara | 109 |
| | 3915 Delta Fair Boulevard | Antioch | 94509 | Contra Costa | 205 |
| | 27700 Landau Blvd. | Cathedral City | 92234 | Riverside | 241 |
| | 950 Nantucket Blvd. | Salinas | 93906 | Monterey | 160 |
| | 201 Sammy Way | Rocklin | 95765 | Placer | 112 |
| | 2230 S. Eastern Avenue | Commerce | 90040 | Los Angeles | 94 |
| | 1401 Townview Avenue | Santa Rosa | 95405 | Sonoma | 189 |
| | 1977 Tate Street | East Palo Alto | 94303 | San Mateo | 129 |
| | 2820 Papago Court | Santa Rosa | 95403 | Sonoma | 48 |
| | 2852 Apple Valley Lane | Santa Rosa | 95403 | Sonoma | |
| | 10122 Buena Vista Avenue | Santee | 92071 | San Diego | 133 |
| | 2030 Prince Street | Newman | 95360 | Stanislaus | 40 |
| | 1625 Rosemarie Lane | Stockton | 95207 | San Joaquin | 80 |
| | 1805 East Bayshore | East Palo Alto | 94303 | San Mateo | 94 |
| | 840 West Walnut Avenue | Orange | 92868 | Orange | 75 |
| | 1820 Post Street | San Francisco | 94115 | San Francisco | 72 |
| | 632 East 219th Street | Carson | 90745 | Los Angeles | 62 |
| | 1201 40th Street | Bakersfield | 93301 | Kern | 240 |
| | 2634 Copper Lane | San Bernardino | 92408 | San Bernardino | 128 |
| | 6900 Seville Avenue | Huntington Park | 90255 | Los Angeles | 162 |
| | 39410 Civic Center Drive | Fremont | 94538 | Alameda | 322 |
| | 2760 McKee Road | San Jose | 95127 | Santa Clara | 86 |
| | 1868 North Capital Avenue | San Jose | 95132 | Santa Clara | 92 |
| | 2212 West Chestnut Avenue | San Bernardino | 92410 | San Bernardino | 184 |
| | 1220 McMinn Avenue | Santa Rosa | 95407 | Sonoma | 120 |
| | 2499 Decoto Road | Union City | 94587 | Alameda | 125 |
| | 6450 Dougherty Road | Dublin | 94568 | Alameda | 283 |
| | 918 Clay Street | Oakland | 94607 | Alameda | 18 |
| | 5401 Norris Road | Bakersfield | 93308 | Kern | 393 |
| | 6301 Victor Street | Bakersfield | 93308 | Kern | |
| | 6300 Summerset Way | Bakersfield | 93308 | Kern | |
| | 6300 Mohwak Street | Bakersfield | 93308 | Kern | |
| | 2320 South K Street | Bakersfield | 93301 | Kern | |
| | 10401 San Diego Street | Bakersfield | 93241 | Kern | |
| | 550 Union Street | Arcata | 95521 | Humboldt | 30 |
| | 2578 West Oak Circle | Santa Rosa | 95401 | Sonoma | 52 |
| | 266 S. Cota Avenue | Corona | 91720 | Riverside | 72 |
| | 1528 South Jeffrey | Anaheim | 92802 | Orange | 100 |
| | 1532 South Michelle | Anaheim | 92802 | Orange | |
| | 851 Pomona Avenue | Chico | 95928 | Butte | 92 |
| | 12554 Avenue 408 | Orosi | 93647 | Tulare | 60 |
| | 6946 Foothill Blvd. | Oakland | 96605 | Alameda | 65 |
| | 609 Richmar Avenue | San Marcos | 92069 | San Diego | 49 |
| | 1101 Main Street | Half Moon Bay | 94019 | San Mateo | 28 |
| | 1131 24th Street | Oakland | 94607 | Alameda | 38 |
| | 1580 Falcon Drive | Salinas | 93905 | Monterey | 68 |
| | 55 Mason Street | San Francisco | 94102 | San Francisco | 134 |
| | 899 N. King Road | San Jose | 95133 | Santa Clara | 75 |
| | 8890 Jamacha Road | Spring Valley | 91977 | San Diego | 52 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1423 Thousand Oaks Blvd. | Thousand Oaks | 91362 | Ventura | 51 |
| | 4445 Third Street | San Francisco | 94124 | San Francisco | 30 |
| | 12757 Seabreeze Farms Drive | San Diego | 92130 | San Diego | 38 |
| | 2601 Castillo Court | San Jose | 95127 | Santa Clara | 144 |
| | 4950 Empire Avenue | Oakley | 94561 | Contra Costa | 80 |
| | 1414 North Broadway | Santa Maria | 93454 | Santa Barbara | 16 |
| | 16901 Tornado Ave | Huron | 93234 | Fresno | 40 |
| | 6401 Center Street | Clayton | 94517 | Contra Costa | 86 |
| | 3950 N. Del Mar | fresno | 93704 | Fresno | 48 |
| | 924 S. Osage Avenue | Inglewood | 90301 | Los Angeles | 91 |
| | 10412 Stobaugh Street | Lamont | 93241 | Kern | 65 |
| | 88 Sixth Street | San Francisco | 94103 | San Francisco | 152 |
| | 2236 Tozer | Madera | 93638 | Madera | 40 |
| | 1448 10th Street | Oakland | 94607 | Alameda | 31 |
| | 2805 Park Meadow Drive | Santa Rosa | 95407 | Sonoma | 41 |
| | 710 Vista Way | Red Bluff | 96080 | Tehama | 72 |
| | 1935 Potrero Grande Road | Monterey Park | 91754 | Los Angeles | 114 |
| | 505 West Cross Street | Woodland | 95695 | Yolo | 95 |
| | 428 West Mission Road | San Marcos | 92069 | San Diego | 120 |
| | 15135 Kimberly Drive | Victorville | 92394 | San Bernardino | 132 |
| | 27191 Paseo Espada | San Juan Capistran | 92675 | Orange | 84 |
| | 665 Queens Avenue | Yuba City | 95991 | Sutter | 80 |
| | 3224 Adeline Street | Berkeley | 94703 | Alameda | 19 |
| | 1636 Myrtle Avenue | Eureka | 95501 | Humboldt | 40 |
| | 13728 San Pablo Avenue | San Pablo | 94806 | Contra Costa | 82 |
| | 1166 Howard Street | San Francisco | 94103 | San Francisco | 88 |
| | 701 Filbert Street | Oakland | 94607 | Alameda | 126 |
| | 270 East Empire Street | San Jose | 95112 | Santa Clara | 96 |
| | 454 Markham | Vacaville | 95688 | Solano | 15 |
| | 43732 Challenger Way | Lancaster | 93534 | Los Angeles | 200 |
| | 1600 S. Green Avenue | Dinuba | 93618 | Tulare | 36 |
| | 131 Gable Avenue | Vacaville | 95688 | Solano | 65 |
| | 734 W. La Jolla Blvd. | Placentia | 92870 | Orange | 55 |
| | 12715 Mapleview Street | Lakeside | 92040 | San Diego | 79 |
| | 438 Third Avenue | San Diego | 92101 | San Diego | 45 |
| | 230 E. 18th Street | Marysville | 95901 | Yuba | 77 |
| | 423 South Calle EL Segundo | Palm Springs | 92262 | Riverside | 139 |
| | 2600 South Azusa Avenue | West Covina | 91792 | Los Angeles | 188 |
| | 555 East Carson Street | Carson | 90745 | Los Angeles | 84 |
| | 555 East Carson Street | Carson | 90745 | Los Angeles | 65 |
| | 435 Autumn Drive | San Marcos | 92069 | San Diego | 192 |
| | 3884 1/2 Caminito Aguilar | San Diego | 92111 | San Diego | 312 |
| | 10931 Gerana Street | San Diego | 92129 | San Diego | 504 |
| | 1316 Las Juntas Way | Walnut Creek | 94596 | Contra Costa | 87 |
| | 2002 Rimbey Avenue | San Diego | 92154 | San Diego | 240 |
| | 1018 Bellevue Avenue | Santa Rosa | 95407 | Sonoma | 200 |
| | 4601 Montegomery Drive | Santa Rosa | 95409 | Sonoma | 111 |
| | 10 Lincoln Avenue | Salinas | 93901 | Monterey | 100 |
| | 46 Rockwood Drive | Grass Valley | 95705 | Nevada | 80 |
| | 6053 Paseo Acampo | Carlsbad | 92009 | San Diego | 116 |
| | 4765 Home Avenue | San Diego | 92105 | San Diego | 100 |
| | 1025 Broadway | Chula Vista | 91911 | San Diego | 119 |
| | 1700 Botelho Drive | Walnut Creek | 94596 | Contra Costa | 116 |
| | 333 N. McDowell Blvd. | Petaluma | 94954 | Sonoma | 240 |
| | 8720 Valley View Street | Buena Park | 90620 | Orange | 110 |
| | 2459 West Steele Avenue | Santa Rosa | 95403 | Sonoma | 48 |
| | 2808 Apple Valley | Santa Rosa | 95403 | Sonoma | |
| | 2313 McKinleyville Avenue | McKinleyville | 95519 | Humboldt | 24 |
| | 15370 Tropic Court | San Leandro | 94579 | Alameda | 92 |
| | 900 North Cypress Street | La Habra | 90631 | Orange | 72 |
| | 3545 Island Avenue | San Diego | 92102 | San Diego | 122 |
| | 1055 Tata Lane | South Lake Tahoe | 96150 | El Dorado | 70 |
| | 401 W. First Street | Santa Ana | 92701 | Orange | 200 |
| | 333 West Main Street | Alhambra | 91801 | Los Angeles | 110 |
| | 955 South Sixth Street | San Jose | 95112 | Santa Clara | 103 |
| | 1288 East Hilldale Blvd. | Foster City | 94404 | San Mateo | 159 |
| | 300 Bree Lane | Watsonville | 95077 | Santa Cruz | 120 |
| | 3421 Spruce Avenue | South Lake Tahoe | 95705 | El Dorado | 92 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 2950 Story Road | San Jose | 95127 | Santa Clara | 81 |
| | 11851 Stuart Drive | Garden Grove | 92843 | Orange | 239 |
| | 9649 Westminster Avenue | Garden Grove | 92844 | Orange | |
| | 200 S. Glenn Drive | Camarillo | 93010 | Ventura | 18 |
| | 1945 Cavallo Road | Antioch | 94509 | Contra Costa | 24 |
| | 2501 Camara Circle | Concord | 94520 | Contra Costa | 52 |
| | 2818 Ramada Drive | Paso Robles | 93446 | San Luis Obispo | 110 |
| | 1191 Coleman Road | San Jose | 95120 | Santa Clara | 141 |
| | 1498 Almaden Road | San Jose | 95125 | Santa Clara | 140 |
| | 3811 Lakeside Drive | Richmond | 94806 | Contra Costa | 192 |
| | 174 Ellis Street | San Francisco | 94102 | San Francisco | 119 |
| | 180 Turk Street | San Francisco | 94102 | San Francisco | 133 |
| | 1379 Mission Blvd. | Pomona | 91766 | Los Angeles | 117 |
| | 1590 Broadway Street | San Francisco | 94109 | San Francisco | 204 |
| | 560 North F Street | San Bernardino | 92410 | San Bernardino | 161 |
| | 2751 Monument Blvd. | Concord | 94521 | Contra Costa | 296 |
| | 1157 Turk Street | San Francisco | 94102 | San Francisco | 98 |
| | 2580 South Bascom Avenue | Campbell | 95008 | Santa Clara | 90 |
| | 2565 South Bascom Avenue | Campbell | 95008 | Santa Clara | 125 |
| | 9039 Pioneer Blvd. | Santa Fe Springs | 90670 | Los Angeles | 141 |
| | 965 West Arrow Highway | Claremont | 91711 | Los Angeles | 150 |
| | 1055 Montebello Drive | Gilroy | 95020 | Santa Clara | 70 |
| | 2301 Cooley Avenue | East Palo Alto | 94303 | San Mateo | 78 |
| | 1601 Tenaka Place | Sunnyvale | 94087 | Santa Clara | 211 |
| | 26836 Oso Parkway | Mission Viejo | 92691 | Orange | 143 |
| | 1121 Virginia Lane | Concord | 94520 | Contra Costa | 91 |
| | 12979 Community Road | Poway | 92064 | San Diego | 71 |
| | 30490 Road 72 | Goshen | 93291 | Tulare | 64 |
| | 8684 Sierra Avenue | Fontana | 92335 | San Bernardino | 108 |
| | 106 11th Street | McFarland | 93250 | Kern | 46 |
| | 34 Turk Street | San Francisco | 94102 | San Francisco | 178 |
| | 141 Eddy Street | San Francisco | 94102 | San Francisco | 105 |
| | 230 Eddy Street | San Francisco | 94102 | San Francisco | 179 |
| | 2651 "J"" Street" | San Diego | 92102 | San Diego | 28 |
| | 2065 Avenida Del Mexico | San Diego | 92154 | San Diego | 42 |
| | 18959 Road 190 | Poplar | 93257 | Tulare | 50 |
| | 240 Jones Street | San Francisco | 94103 | San Francisco | 151 |
| | 1029 Campbell Street | Oakland | 94607 | Alameda | 19 |
| | 1970 Lake Street | Huntington Beach | 92648 | Orange | 20 |
| | 1148 West Boone Street | Santa Maria | 93458 | Santa Barbara | 52 |
| | 1600 Poplar Avenue | Wasco | 93280 | Kern | 44 |
| | 220 Calle Cesar E. Chavez | Guadalupe | 93434 | Santa Barbara | 80 |
| | 811 West 4th Street | Antioch | 94509 | Contra Costa | 57 |
| | 1329 Florence Avenue | Fresno | 93706 | Fresno | 180 |
| | 2000 Monterey Road | San Jose | 95112 | Santa Clara | 153 |
| | 1150 Tesoro Grove Way | San Diego | 92154 | San Diego | 106 |
| | 1245 Innes Avenue | Hollywood | 90026 | Los Angeles | 19 |
| | 15432 Jackson Street | Midway City | 92655 | Orange | 30 |
| | 647 Perez Avenue | Mendota | 93640 | Fresno | 81 |
| | 7521 Wyoming Street | Westminster | 92683 | Orange | 76 |
| | 170 N. Prospect Street | Orange | 92869 | Orange | 20 |
| | 3255 San Pablo Avenue | Oakland | 94608 | Alameda | 65 |
| | 1027 60th Street | Oakland | 94608 | Alameda | 17 |
| | 1060 West Grand Ave. | Oakland | 94607 | Alameda | 151 |
| | 35 Laurel Drive | Danville | 94526 | Contra Costa | 74 |
| | 525 14th Street | San Diego | 92101 | San Diego | 200 |
| | 72 17th Street | San Diego | 92101 | San Diego | 90 |
| | 74501 42nd Avenue | Palm Desert | 92260 | Riverside | 163 |
| | 1301 Haven Drive | Arvin | 93203 | Kern | 43 |
| | 750 Sereno Drive | Vallejo | 94590 | Solano | 125 |
| | 250 Belmont St. | Delano | 93215 | Kern | 81 |
| | 402 So. San Joaquin | Stockton | 95203 | San Joaquin | 10 |
| | 310 E. Sonora Street | Stockton | 95203 | San Joaquin | |
| | 16080 Dam Road | Clearlake | 95422 | Lake | 80 |
| | 12811 Garden Grove Blvd. | Garden Grove | 92843 | Orange | 82 |
| | 511 North Palmetto Avenue | Ontario | 91762 | San Bernardino | 86 |
| | 3615 N. Pleasant Avenue | Fresno | 93705 | Fresno | 100 |
| | 2555 Alum Rock Avenue | San Jose | 95127 | Santa Clara | 55 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 4312 Potrero Avenue | Richmond | 94804 | Contra Costa | 82 |
| | 3071 Rose Avenue | San Jose | 95127 | Santa Clara | 66 |
| | 245 East First Street | Rialto | 92376 | San Bernardino | 272 |
| | 8405 Telegraph Road | Pico Rivera | 90660 | Los Angeles | 132 |
| | 24200 Silva Avenue | Hayward | 94544 | Alameda | 81 |
| | 2960 MacIntyre Dr | San Jose | 95136 | Santa Clara | 155 |
| | 1307 West 105th Street | Los Angeles | 90044 | Los Angeles | 41 |
| | 1166 Howard Street | San Francisco | 94103 | San Francisco | 74 |
| | 366 Camino de Estrella | San Clemente | 92672 | Orange | 122 |
| | 710 Trancas Street | Napa | 94558 | Napa | 117 |
| | 758 Lenzen | San Jose | 95126 | Santa Clara | 88 |
| | 2150 Tice Valley Blvd. | Walnut Creek | 94596 | Contra Costa | 91 |
| | 6404 Halyard Place | Carlsbad | 92009 | San Diego | 28 |
| | 11030 Taffy Lane | Santee | 92071 | San Diego | 82 |
| | 360 E. Washington Avenue | Escondido | 92025 | San Diego | 44 |
| | 8590 Malvern Avenue | Rancho Cucamong | 91730 | San Bernardino | 49 |
| | 13875 Carmel Valley Road | San Diego | 92130 | San Diego | 112 |
| | 100 Chilpancingo Parkway | Pleasant Hill | 94523 | Contra Costa | 70 |
| | 655 Richmond Avenue | San Jose | 95128 | Santa Clara | 63 |
| | 1924 Camino del Sol | Oxnard | 93030 | Ventura | 252 |
| | 190 Via Pelicano Road | Oceanside | 92057 | San Diego | 56 |
| | 2037 Zinfandel Avenue | Santa Rosa | 95401 | Sonoma | 129 |
| | 841 Monticelli Drive | Gilroy | 95020 | Santa Clara | 52 |
| | 18992 Florida Street | Huntington Beach | 92648 | Orange | 104 |
| | 13352 Torrey Meadows Drive | San Diego | 92129 | San Diego | 76 |
| | 15690 Crestwood Drive | San Pablo | 94806 | Contra Costa | 324 |
| | 200 S. Sycamore Street | Santa Ana | 92701 | Orange | 58 |
| | 3025 Browns Valley Road | Napa | 94558 | Napa | 75 |
| | 1045 Mission Street | San Francisco | 94103 | San Francisco | 258 |
| | 3220 Santa Fe Way | Rocklin | 95765 | Placer | 120 |
| | 1950 E. Badillo Street | West Covina | 91791 | Los Angeles | 188 |
| | 4243 E. Alondra Blvd. | Compton | 90221 | Los Angeles | 18 |
| | 6512 Rugby Avenue | Huntington Park | 90256 | Los Angeles | 80 |
| | 575 Sacramento Street | Vallejo | 94590 | Solano | 57 |
| | 1151 25th Street | San Diego | 92154 | San Diego | 312 |
| | 6006 International Blvd. | Oakland | 94621 | Alameda | 24 |
| | 1790 Del Sur Blvd. | San Ysidro | 92173 | San Diego | 262 |
| | 229 West Grant Line Road | Tracy | 95376 | San Joaquin | 72 |
| | 720 La Playa Street | San Francisco | 94121 | San Francisco | 85 |
| | 1245 Market Street | San Diego | 92101 | San Diego | 281 |
| | 8525 Paramount Blvd. | Downey | 90240 | Los Angeles | 64 |
| | 2855 Villages Parkway | San Jose | 95135 | Santa Clara | 79 |
| | 965 South Sixth Street | San Jose | 95112 | Santa Clara | 88 |
| | 158 E. Bonita Avenue | Pomona | 91767 | Los Angeles | 174 |
| | 981 West Tennyson Road | Hayward | 94544 | Alameda | 96 |
| | 816 Minnie Street | Santa Ana | 92701 | Orange | 127 |
| | 1945 Batson Avenue | Rowland Heights | 91748 | Los Angeles | 144 |
| | 1800 Moore Blvd. | Davis | 95616 | Yolo | 70 |
| | 4010 Park Haven Court | San Diego | 92113 | San Diego | 40 |
| | 2360 Redwood Road | Napa | 94559 | Napa | 115 |
| | 303 Checkers Drive | San Jose | 95133 | Santa Clara | 700 |
| | 2717 Plaza Blvd. | National City | 91950 | San Diego | 372 |
| | 440 Willow Glen Way | San Jose | 95125 | Santa Clara | 133 |
| | 2605 La Hacienda Court | San Jose | 95127 | Santa Clara | 69 |
| | 330 Redwood Ave. | Redwood City | 94061 | San Mateo | 36 |
| | 3919 West Garden Grove Blvd | Orange | 92868 | Orange | 333 |
| | 1776 Sutter Street | San Francisco | 94109 | San Francisco | 34 |
| | 900 East Stanley Boulevard | Livermore | 94550 | Alameda | 250 |
| | 303 W. Kimball Avenue | Visalia | 93277 | Tulare | 95 |
| | 410 North White Road | San Jose | 95127 | Santa Clara | 157 |
| | 2005 N. Guthrie Street | San Bernardino | 92404 | San Bernardino | 160 |
| | 260 N. Midway Drive | Escondido | 92027 | San Diego | 200 |
| | 6811 Embarcadero Lane | Carlsbad | 92009 | San Diego | 92 |
| | 940 South Union Road | Manteca | 95337 | San Joaquin | 68 |
| | 14730 East Prichard Street | La Puente | 91744 | Los Angeles | 132 |
| | 123 Calle Amistad | San Clemente | 92673 | Orange | 124 |
| | 2151 Plaza De Guadalupe | San Jose | 95116 | Santa Clara | 101 |
| | 5441 N. Paramount Blvd. | Long Beach | 90805 | Los Angeles | 528 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1525 Margareta Place | Gilroy | 95020 | Santa Clara | 75 |
| | 302 Fourth Street | San Rafael | 94901 | Marin | 83 |
| | 1410 Roberts Avenue | San Jose | 95122 | Santa Clara | 100 |
| | 1325 Santa Rita Drive | Chula Vista | 91913 | San Diego | 271 |
| | 404 47th Avenue | San Diego | 92102 | San Diego | 60 |
| | 4742 Solola Avenue | San Diego | 92113 | San Diego | 170 |
| | 1101 Sycamore Avenue | Tustin | 92780 | Orange | 54 |
| | 10533 Broken Oak Court | Penn Valley | 95946 | Nevada | 42 |
| | 445 Redwood Street | Vallejo | 94590 | Solano | 194 |
| | 2825 West Alamos Avenue | Fresno | 93705 | Fresno | 256 |
| | 1589 Mesquite Dr. | Salinas | 93905 | Monterey | 132 |
| | 1725 Almaden Road | San Jose | 95125 | Santa Clara | 66 |
| | 851 S. Van Ness Avenue | Fresno | 93721 | Fresno | 217 |
| | 1295 McLaughlin Avenue | San Jose | 95122 | Santa Clara | 61 |
| | 2000 Pennsylvania Avenue | Fairfield | 94533 | Solano | 56 |
| | 9920 Flora Vista Street | Bellflower | 90706 | Los Angeles | 180 |
| | 136 Leibrandt Street | Santa Cruz | 95060 | Santa Cruz | 48 |
| | 5875 Mission Blvd. | Rubidoux | 92509 | Riverside | 109 |
| | 2010 Monterey Road | San Jose | 95112 | Santa Clara | 152 |
| | 1125 California Avenue | Bakersfield | 93301 | Kern | 180 |
| | 846 East Belgravia Avenue | Fresno | 93706 | Fresno | 100 |
| | 17911 Bushard Street | Fountain Valley | 92708 | Orange | 156 |
| | 901 Alturas Road | Fallbrook | 92028 | San Diego | 80 |
| | 952 South Record Avenue | Los Angeles | 90004 | Los Angeles | 11 |
| | 2361 University Avenue | East Palo Alto | 94303 | San Mateo | 32 |
| | 1112 East Whitney Street | Avenal | 93204 | Kings | 81 |
| | 2301 Northgate Avenue | Oakland | 94612 | Alameda | 42 |
| | 1385 N. Hamilton Parkway | Novato | 94949 | Marin | 59 |
| | 15500 Midtown Drive | Victorville | 92392 | San Bernardino | 100 |
| | 567 Bay Street | San Francisco | 94133 | San Francisco | 341 |
| | 2501 Red Bud Lane | Anderson | 96007 | Shasta | 81 |
| | 710 Brundage Lane | Bakersfield | 93304 | Kern | 78 |
| | 201 North Yucca Avenue | Barstow | 92311 | San Bernardino | 81 |
| | 1251 E. 14th Ave. | Blythe | 92225 | Riverside | 81 |
| | 50 East Market Street | Salinas | 93907 | Monterey | 92 |
| | 1445 South 45th Street | San Diego | 92113 | San Diego | 54 |
| | 3101 Boyd Road | Arcata | 95521 | Humboldt | 64 |
| | 70 Kentucky Place | San Jose | 95116 | Santa Clara | 25 |
| | 2600 Olympic Avenue | Corcoran | 93212 | Kings | 42 |
| | 4071 39th Street | San Diego | 92105 | San Diego | 120 |
| | 2239 Meda Ave. | Santa Rosa | 95404 | Sonoma | 122 |
| | 160 Wilford Lane | Cotati | 94931 | Sonoma | 36 |
| | 172 6th Street | San Francisco | 94103 | San Francisco | 75 |
| | 501 South Meta Street | Oxnard | 93033 | Ventura | 24 |
| | 750 Second Street | Orange Cove | 93646 | Fresno | 73 |
| | 421 Turk Street | San Francisco | 94102 | San Francisco | 29 |
| | 338 Sherwood Way | Madera | 93637 | Madera | 81 |
| | 550 West Springville Avenue | Porterville | 93257 | Tulare | 81 |
| | 7541 Wyoming Street | Westminster | 92683 | Orange | 22 |
| | 1350 7th Street | Oakland | 94607 | Alameda | 168 |
| | 2111 Williams Street | Long Beach | 90810 | Los Angeles | 204 |
| | 1918 Alum Rock Avenue | San Jose | 95116 | Santa Clara | 93 |
| | 850 Kimball Road | Red Bluff | 96080 | Tehama | 52 |
| | 11250 Lee Avenue | Adelanto | 92301 | San Bernardino | 81 |
| | 133 E. Weber Avenue | Stockton | 95202 | San Joaquin | 156 |
| | 93 East Date Avenue | Porterville | 93257 | Tulare | 78 |
| | 3430 Foothill Blvd. | Oakland | 94601 | Alameda | 20 |
| | 941 Lundy Ave. | San Jose | 95133 | Santa Clara | 76 |
| | 4980 Hamilton Ave. | San Jose | 95130 | Santa Clara | 98 |
| | 441 Ellis Street | San Francisco | 94102 | San Francisco | 81 |
| | 1312 Caramel Street | San Luis Obispo | 93401 | San Luis Obispo | 19 |
| | 1490 East Gate Way | Pleasanton | 94566 | Alameda | 100 |
| | 2155 Lanai Avenue | San Jose | 95122 | Santa Clara | 354 |
| | 101 Villa Serena Circle | Rocklin | 95677 | Placer | 236 |
| | 455 Joiner Parkway at Fifth St | Lincoln | 95648 | Placer | 120 |
| | 3941 W. Lowell Avenue | Tracy | 95376 | San Joaquin | 216 |
| | 2898 Villa Monterey | San Jose | 95111 | Santa Clara | 120 |
| | 815 Bryte Avenue | West Sacramento | 95605 | Yolo | 108 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1155 North Detroit Street | West Hollywood | 90046 | Los Angeles | 10 |
| | 8800 Lilly Avenue | Gilroy | 95020 | Santa Clara | 84 |
| | 110 Bailey Road | Bay Point | 94566 | Contra Costa | 72 |
| | 4224 Florence Avenue | Bell | 90201 | Los Angeles | 63 |
| | 1151 Burton Drive | Vacaville | 95687 | Solano | 120 |
| | 44063 Beech Avenue | Lancaster | 93534 | Los Angeles | 100 |
| | 9177 Windsor Road | Windsor | 95492 | Sonoma | 41 |
| | 10100 Valley Blvd. | El Monte | 91731 | Los Angeles | 110 |
| | 6984 Torrey Santa Fe Road | San Diego | 92129 | San Diego | 26 |
| | 6591 Rancho Del Sol Way | San Diego | 92130 | San Diego | 32 |
| | 1280 Shaffer Road | Santa Cruz | 95060 | Santa Cruz | 206 |
| | 1010 Pacific Avenue | Santa Cruz | 95060 | Santa Cruz | 112 |
| | 1150 McLaughlin Avenue | San Jose | 95122 | Santa Clara | 130 |
| | 200 Cranbrook Way | Santa Rosa | 95407 | Sonoma | 68 |
| | 123 Calle Amistad | San Clemente | 92673 | Orange | 62 |
| | 10902 Fulton Wells Avenue | Santa Fe Springs | 90670 | Los Angeles | 144 |
| | 8885 Orville Street | Spring Valley | 91977 | San diego | 60 |
| | 18701 Flying Tiger Drive | Santa Clarita | 91387 | Los Angeles | 200 |
| | 12730 Briarcrest Place | San Diego | 92130 | San Diego | 92 |
| | 929 West Cameron Avenue | West Covina | 91792 | Los Angeles | 158 |
| | 2080 Alum Rock Avenue | San Jose | 95116 | Santa Clara | 96 |
| | 1511 163rd Avenue | San Leandro | 94578 | Alameda | 104 |
| | 13030 Ramona Blvd. | Baldwin Park | 91706 | Los Angeles | 71 |
| | 210 Sutton Way | Grass Valley | 95945 | Nevada | 80 |
| | 2600 Castillo Court | San Jose | 95127 | Santa Clara | 49 |
| | 2618 East 16th Street | Oakland | 94601 | Alameda | 35 |
| | 4262 Central Avenue | Fremont | 94536 | Alameda | 81 |
| | 150 Berry Street | San Francisco | 94107 | San Francisco | 100 |
| | 1 Church Street | San Francisco | 94114 | San Francisco | 93 |
| | 2607 S. Linden Way | Palm Springs | 92264 | Riverside | 60 |
| | 1605 Grandon Avenue | San Marcos | 92069 | San Diego | 161 |
| | 1417 First Avenue | Oakland | 94606 | Alameda | 55 |
| | 1211 Lyman Avenue | Covina | 91724 | Los Angeles | 180 |
| | 163 Paradise Drive | Hercules | 94547 | Contra Costa | 132 |
| | 530 Carter Street | San Francisco | 94134 | San Francisco | 101 |
| | 7125 Amethyst Avenue | Rancho Cucamong | 91730 | San Bernardino | 96 |
| | 20 Franklin Street | San Francisco | 94103 | San Francisco | 68 |
| | 1315 Polk Street | San Francisco | 94109 | San Francisco | 72 |
| | 340A Paraiso Drive | Watsonville | 95076 | Santa Cruz | 51 |
| | 6570 Knott Avenue | Buena Park | 90621 | Orange | 186 |
| | 162 Belvedere Street | San Rafael | 94901 | Marin | 26 |
| | 4231 Alamo Street | Simi Valley | 93063 | Ventura | 70 |
| | 4075 Prospect Avenue | Yorba Linda | 92885 | Orange | 101 |
| | 75 Dore Street | San Francisco | 94103 | San Francisco | 98 |
| | 1655 North Crawford Avenue | Dinuba | 93618 | Tulare | 80 |
| | 2200 Valley View Parkway | El Dorado Hills | 95762 | El Dorado | 180 |
| | 399 East Court | San Jose | 95116 | Santa Clara | 80 |
| | 410 South Palm Drive | Novato | 94949 | Marin | 128 |
| | 1800 Evans Lane | San Jose | 95125 | Santa Clara | 239 |
| | 2350 McBride Lane | Santa Rosa | 95403 | Sonoma | 80 |
| | 3401 Savannah Lane | West Sacramento | 95691 | Yolo | 228 |
| | 2801 Dover Avenue | Fairfield | 94533 | Solano | 200 |
| | 16507 Dove Canyon Road | San Diego | 92127 | San Diego | 120 |
| | 6185 North Figarden Drive | Fresno | 93722 | Fresno | 138 |
| | 190 N. Coventry Ave. | Clovis | 93611 | Fresno | 140 |
| | 1923 Bush Street | Oceanside | 92058 | San Diego | 186 |
| | 46 Tinker Way | Novato | 94949 | Marin | 77 |
| | 2970 Tapo Canyon Road | Simi Valley | 93063 | Ventura | 176 |
| | 367 E. Thousand Oaks Boulev | Thousand Oaks | 91360 | Ventura | 57 |
| | 1155 San Pablo Avenue | Albany | 94706 | Alameda | 16 |
| | 421 South Street | Fort Bragg | 95437 | Mendocino | 48 |
| | 416 Bay Street | San Francisco | 94109 | San Francisco | 9 |
| | 1900 Poplar Avenue | Wasco | 93280 | Kern | 34 |
| | 4700 Park Lane | Moorpark | 93021 | Ventura | 190 |
| | 450 Joiner Parkway | Lincoln | 95648 | Placer | 80 |
| | 69100 McCallum Way | Cathedral City | 92234 | Riverside | 153 |
| | 463 Wooster Avenue | San Jose | 95116 | Santa Clara | 201 |
| | 4901 Ruth Ave. | Long Beach | 90805 | Los Angeles | 96 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 630 West Duarte Road | Monrovia | 91016 | Los Angeles | 78 |
| | 863 River Road | Corona | 92880 | Riverside | 360 |
| | 200 Lewis Road | San Jose | 95111 | Santa Clara | 160 |
| | 1040 Red Hawk Lane | Auburn | 95603 | Placer | 80 |
| | 310 East Dunne Avenue | Morgan Hill | 95037 | Santa Clara | 62 |
| | 11856 Orange Street | Norwalk | 90650 | Los Angeles | 240 |
| | 5684 Bay Street | Emeryville | 94607 | Alameda | 284 |
| | 920 Larkin Street | Salinas | 93907 | Monterey | 95 |
| | 853 East Commodore Drive | San Bruno | 94066 | San Mateo | 300 |
| | 400 Limestone Way | Irvine | 92618 | Orange | 120 |
| | 2590 Francisco Blvd. | Pacifica | 94044 | San Mateo | 10 |
| | 2399 California Street | Signal Hill | 90755 | Los Angeles | 92 |
| | 450 Glenneyre Street | Laguna Beach | 92651 | Orange | 27 |
| | 16711 Chalon Road | Victorville | 92392 | San Bernardino | 81 |
| | 205 Pueblo Avenue | Bay Point | 94565 | Contra Costa | 180 |
| | 24115 Cottonwood Avenue | Moreno Valley | 92552 | Riverside | 61 |
| | 2110 Prince Road | Newman | 95360 | Stanislaus | 52 |
| | 7055 Old Highway 53 | Clearlake | 95422 | Lake | 60 |
| | 1003 Newport Ave. | Orland | 95963 | Glenn | 33 |
| | 16500 Monterey Road | Morgan Hill | 90537 | Santa Clara | 72 |
| | 99 27th Ave. | San Mateo | 94403 | San Mateo | 50 |
| | 798 9th Ave. | San Diego | 92101 | San Diego | 24 |
| | 1730 Elfin Forest Road | San Marcos | 92078 | San Diego | 48 |
| | 5641 Imperial Ave | San Diego | 92114 | San Diego | 50 |
| | 2505 Fifth Street | Sanger | 93657 | Fresno | 74 |
| | 145 Taylor Street | San Francisco | 94102 | San Francisco | 67 |
| | 962 South Pierce Avenue | Fresno | 93721 | Fresno | 48 |
| | 654 Lozano Street | Mendota | 93640 | Fresno | 81 |
| | 700 South 26th Street | Richmond | 94804 | Contra Costa | 51 |
| | 13850 Tuolumne Street | Parlier | 93648 | Fresno | 81 |
| | 1109 Oak Street | Oakland | 94607 | Alameda | 39 |
| | 1719 University Avenue | Berkeley | 94703 | Alameda | 27 |
| | 2989 Pullman Avenue | Richmond | 94804 | Contra Costa | 199 |
| | 1217 South 7th Street | Avenal | 93204 | Kings | 81 |
| | 2651 Whitson Street | Selma | 93662 | Fresno | 53 |
| | 1001 Walnut Drive | Arvin | 93203 | Kern | 80 |
| | 16980 Nisqualli Road | Victorville | 92395 | San Bernardino | 96 |
| | 121 W. Phillips Blvd. | Pomona | 91766 | Los Angeles | 174 |
| | 719 F Street | West Sacramento | 95605 | Yolo | 51 |
| | 13600 E. Parlier Avenue | Parlier | 93648 | Fresno | 62 |
| | 16946 Ceres Avenue | Fontana | 92335 | San Bernardino | 93 |
| | 5506 Tam O Shanter Dr | Stockton | 95210 | San Joaquin | 40 |
| | 4330 30th Street | San Diego | 92104 | San Diego | 96 |
| | 400 Oak Hill Road | Paso Robles | 93446 | San Luis Obispo | 68 |
| | 8140 13th Street | Westminster | 92683 | Orange | 86 |
| | 398 West Walnut Avenue | Farmersville | 93223 | Tulare | 48 |
| | 35820 South Lassen Avenue | Huron | 93234 | Fresno | 61 |
| | 4145 Bay Street | Fremont | 94538 | Alameda | 18 |
| | 1160 East Church Avenue | Fresno | 93706 | Fresno | 72 |
| | 23 Nelson Avenue | Oroville | 95965 | Butte | 61 |
| | 799 Fifth Street | McFarland | 93250 | Kern | 61 |
| | 151 North Westwood Avenue | Lindsay | 93247 | Tulare | 61 |
| | 312 South Austin Street | Delano | 93215 | Kern | 20 |
| | 1400 Hood Street | Arvin | 93203 | Kern | 27 |
| | 22 P Street | Bakersfield | 93304 | Kern | 21 |
| | 988 Howard Street | San Francisco | 94103 | San Francisco | 106 |
| | 4701 East Farmington Road | Stockton | 95212 | San Joaquin | 76 |
| | 7606 Amador Valley Boulevar | Dublin | 94568 | Alameda | 54 |
| | 1029 North Main Street | Jackson | 95642 | Amador | 64 |
| | 544 West E Street | Tehachapi | 93561 | Kern | 71 |
| | 24740 Jefferson Avenue | Murrieta | 92562 | Riverside | 64 |
| | 700 Pinewood Court | Williams | 95987 | Colusa | 72 |
| | 500 Potrero Street | San Francisco | 94110 | San Francisco | 63 |
| | 701 New York Ranch Road | Jackson | 95642 | Amador | 56 |
| | 265 Sutton Way | Grass Valley | 95945 | Nevada | 60 |
| | 3155 Smith Lane | Clearlake | 95422 | Lake | 60 |
| | 101 E. San Fernando Street | San Jose | 95112 | Santa Clara | 323 |
| | 1385 Lucretia Avenue | San Jose | 95122 | Santa Clara | 100 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 12740 Gateway Park Rd. | Poway | 92064 | San Diego | 84 |
| | 3549 Mt. Diablo Blvd. | Lafayette | 94549 | Contra Costa | 75 |
| | 4372 Home Avenue | San Diego | 92105 | San Diego | 94 |
| | 16000 E. Grayville Drive | La Mirada | 90638 | Los Angeles | 122 |
| | 1689 Broadway | Chula Vista | 91911 | San Diego | 106 |
| | 3118 Cesar Chavez | San Francisco | 94110 | San Francisco | 160 |
| | 68200 33rd Avenue | Cathedral City | 92234 | Riverside | 185 |
| | 150 West Las Tunas Drive | Arcadia | 91007 | Los Angeles | 54 |
| | 1953 Dove Lane | Carlsbad | 92009 | San Diego | 180 |
| | 100 Branham Lane East | San Jose | 95111 | Santa Clara | 175 |
| | 125 Pajaro Circle | Freedom | 95019 | Santa Cruz | 64 |
| | 2681 Driscoll Road | Fremont | 94539 | Alameda | 51 |
| | 4651 Red Bluff Place | Carlsbad | 92008 | San Diego | 106 |
| | 2901 Mary Ann Lane | Bay Point | 94565 | Contra Costa | 88 |
| | 449 Tyrella Avenue | Mountain View | 94043 | Santa Clara | 56 |
| | 28500 Pujol Street | Temecula | 92590 | Riverside | 66 |
| | 1260 John Street | Salinas | 93905 | Monterey | 219 |
| | 1301 Potrero Grande Drive | So. San Gabriel | 91770 | Los Angeles | 53 |
| | 401 Cougar Way | Beaumont | 92223 | Riverside | 144 |
| | 15320 Tropic Court | San Leandro | 94579 | Alameda | 46 |
| | 10450 Valley Blvd. | El Monte | 91731 | Los Angeles | 100 |
| | 91 Riverview Terrace | Benicia | 94510 | Solano | 56 |
| | 31978 Castaic Road | Castaic | 91384 | Los Angeles | 150 |
| | 1910 Camino Del Sol | Oxnard | 93030 | Ventura | 120 |
| | 1240 W. Bethel Lane | Santa Maria | 93458 | Santa Barbara | 204 |
| | 3201 Loma Verde Drive | San Jose | 95117 | Santa Clara | 152 |
| | 1108 Crestfield Drive | San Ramon | 94582 | Contra Costa | 350 |
| | 308 Eddy Street | San Francisco | 94102 | San Francisco | 73 |
| | 790 Vista Montana Drive | Watsonville | 95076 | Santa Cruz | 132 |
| | 875 Cinnabar Street | San Jose | 95126 | Santa Clara | 245 |
| | 33155 Mission Blvd. | Union City | 94587 | Alameda | 121 |
| | 931 Bismark Way | Oxnard | 93033 | Ventura | 152 |
| | 1515 Lakeside Drive | Oakland | 94612 | Alameda | 195 |
| | 39 Nelson Avenue | Oroville | 95965 | Butte | 62 |
| | 1201 West Wood Street | Willows | 95988 | Glenn | 60 |
| | 2096 East Los Feliz Drive | Thousand Oaks | 91362 | Ventura | 25 |
| | 2005 Johnson Avenue | San Luis Obispo | 93401 | San Luis Obispo | 41 |
| | 5050 Russo Drive | San Jose | 95118 | Santa Clara | 126 |
| | 1065 8th Street | Oakland | 94607 | Alameda | 231 |
| | 10 La Brea Way | San Rafael | 94903 | Marin | 28 |
| | 455 Canal Street | San Rafael | 94901 | Marin | 27 |
| | 1051 N. A Street | Oxnard | 93030 | Ventura | 72 |
| | 35 East Washington Street | Petaluma | 94952 | Sonoma | 81 |
| | 225 41st Street | Oakland | 94611 | Alameda | 77 |
| | 225 Berry Street | San Francisco | 94158 | San Francisco | 140 |
| | 12 Giacomini Road | Pt. Reyes Station | 94956 | Marin | 27 |
| | 3431 Cornerstone Court | Pleasanton | 94566 | Alameda | 172 |
| | 5663 Marden Street | Davis | 95616 | Yolo | 36 |
| | 1151 N. Villa Avenue | Dinuba | 93618 | Tulare | 76 |
| | 865 West Gettysburg | Clovis | 93612 | Fresno | 76 |
| | 4000 El Camino Real | Irvine | 92602 | Orange | 162 |
| | 5300 Trabuco Road | Irvine | 92620 | Orange | 96 |
| | 2780 Ventura Street | Anderson | 96007 | Shasta | 59 |
| | 2444 Moore Blvd. | Davis | 95616 | Yolo | 59 |
| | 2517 Sacramento Street | Berkeley | 94702 | Alameda | 40 |
| | 2400 Shady Willow Lane | Brentwood | 94513 | Contra Costa | 178 |
| | 5207 52nd Place | San Diego | 92105 | San Diego | 75 |
| | 110 Market Street | Soledad | 93960 | Monterey | 60 |
| | 1834 Chablis Way | Gonzales | 93926 | Monterey | 36 |
| | 16775 Saintsbury Glen | San Diego | 92127 | San Diego | 119 |
| | 1156 San Luis Street | Los Banos | 93635 | Merced | 50 |
| | 9345 Carlton Oaks Drive | Santee | 92071 | San Diego | 130 |
| | 3401 North Sunrise Way | Palm Springs | 92262 | Riverside | 66 |
| | 22198 Center Street | Castro Valley | 94546 | Alameda | 28 |
| | 3301 Cimmarron Road | Cameron Park | 95682 | El Dorado | 200 |
| | 7632 21st Street | Westminster | 92683 | Orange | 92 |
| | 133 Shipley Street | San Francisco | 94107 | San Francisco | 257 |
| | 836 Chesley Avenue | Richmond | 94801 | Contra Costa | 30 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1730 Elfin Forest Road | San Marcos | 92078 | San Diego | 156 |
| | 1553 S. Escondido Blvd. | Escondido | 92025 | San Diego | 87 |
| | 1611 S. Orange Place | Escondido | 92025 | San Diego | |
| | 2420 Willow Pass Road | Bay Point | 94565 | Contra Costa | 52 |
| | 250 St. Joseph Street | Rio Vista | 94571 | Solano | 40 |
| | 15353 Goldenwest Street | Huntington Beach | 92647 | Orange | 88 |
| | 3115 Finnian Way | Dublin | 94568 | Alameda | 322 |
| | 4161 Keegan Street | Dublin | 94568 | Alameda | 304 |
| | 8102 Ellis Avenue | Huntington Beach | 92648 | Orange | 107 |
| | 1715 5th St. | Berkeley | 94710 | Alameda | 62 |
| | 1726 6th St. | Berkeley | 94710 | Alameda | |
| | 1816 6th St. | Berkeley | 94710 | Alameda | |
| | 813 Hearst St. | Berkeley | 94710 | Alameda | |
| | 211 East D Street | Dixon | 95620 | Solano | 81 |
| | 1501 Almaden Expressway | San Jose | 95125 | Santa Clara | 226 |
| | 381 E. Hueneme Rd. | Oxnard | 93030 | Ventura | 52 |
| | 1315 West Beverly Blvd. | Montebello | 90640 | Los Angeles | 189 |
| | 1395 North Lincoln Street | Dixon | 95620 | Solano | 172 |
| | 531 Woodside Road | Redwood City | 94061 | San Mateo | 72 |
| | 1331 Cottonwood Road | Bakersfield | 93307 | Kern | 86 |
| | 1601 Tenaka Place | Sunnyvale | 94087 | Santa Clara | 66 |
| | 956 Avenida Del Vista | Corona | 92882 | Riverside | 160 |
| | 1359 Worley Road | Suisun City | 94585 | Solano | 81 |
| | 1950 Palm Avenue | Wasco | 93280 | Kern | 52 |
| | 4402 W. Avalon Avenue | Fresno | 93722 | Fresno | 74 |
| | 700 South 26th Street | Richmond | 94804 | Contra Costa | 67 |
| | 1730 Bay Road | East Palo Alto | 94303 | San Mateo | 77 |
| | 1437 J Street | San Diego | 92101 | San Diego | 74 |
| | 1349 26th Street | Santa Monica | 90404 | Los Angeles | 44 |
| | 102 Civic Drive | Hercules | 94547 | Contra Costa | 52 |
| | 10563 E. Jefferson Ave. | Del Rey | 93616 | Fresno | 48 |
| | 1424 Broadway | Santa Monica | 90404 | Los Angeles | 41 |
| | 5252 El Cajon Boulevard | San Diego | 92115 | San Diego | 91 |
| | 700 South 26th Street | Richmond | 94804 | Contra Costa | 123 |
| | 66765 Two Bunch Palms Trail | Desert Hot Springs | 92240 | Riverside | 60 |
| | 200 N. Yucca Avenue | Barstow | 92311 | San Bernardino | 81 |
| | 560 Adams Avenue | Orange Cove | 93646 | Fresno | 81 |
| | 400 N. Foothill Drive | Yreka | 96097 | Siskiyou | 61 |
| | 668 S. Comanche Dr. | Arvin | 93203 | Kern | 61 |
| | 16980 Nisqualli Road | Victorville | 92395 | San Bernardino | 80 |
| | 528 East Market Street | Salinas | 93905 | Monterey | 25 |
| | 1455 N Hamiltion Parkway | Novato | 94949 | Marin | 41 |
| | 18444 Yorba Linda Blvd. | Yorba Linda | 92886 | Orange | 44 |
| | 241 North Courtland Avenue | Arroyo Grande | 93420 | San Luis Obispo | 108 |
| | 855 W. Jackman Street | Lancaster | 93534 | Los Angeles | 150 |
| | 1525 Lotus Lane | Bakersfield | 93307 | Kern | 113 |
| | 1643 Pacific Avenue | Long Beach | 90813 | Los Angeles | 42 |
| | 1200 Park Avenue | Chico | 95928 | Butte | 107 |
| | 1535 Park Boulevard | Orange Cove | 93646 | Fresno | 81 |
| | 8622 Stanton Avenue | Buena Park | 90620 | Orange | 150 |
| | 460 Ellis Street | San Francisco | 94102 | San Francisco | 42 |
| | 1054 Washington Street | Bakersfield | 93307 | Kern | 150 |
| | 32520 Pulaski Drive | Hayward | 94544 | Alameda | 57 |
| | 1345 Emerald Drive | Long Beach | 90026 | Los Angeles | 85 |
| | 1420 North Avenue | Corcoran | 93212 | Kings | 81 |
| | 1755 Southridge Drive | Red Bluff | 96080 | Tehama | 56 |
| | 570 Keyes Street | San Jose | 95112 | Santa Clara | 88 |
| | 2129 Coronado Avenue | San Diego | 92154 | San Diego | 50 |
| | 1119 Cottonwood Road | Bakersfield | 93307 | Kern | 21 |
| | 200 North Kern Avenue | Los Angeles | 90022 | Los Angeles | 49 |
| | 24115 Cottonwood Avenue | Moreno Valley | 92553 | Riverside | 58 |
| | 2235 Third Street | San Francisco | 94107 | San Francisco | 36 |
| | 178 Townsend Street | San Francisco | 94107 | San Francisco | 18 |
| | 154 North Arroyo Seco | Ione | 95640 | Amador | 44 |
| | 425 West Chestnut Street | Dixon | 95620 | Solano | 56 |
| | 431 East Ash Street | Shafter | 93263 | Kern | 84 |
| | 2870 Oak Creek Road | Mojave | 93501 | Kern | 42 |
| | 120 Macdonald Avenue | Richmond | 94801 | Contra Costa | 26 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 2684 Coloma Court | Placerville | 95667 | El Dorado | 84 |
| | 5757 Shannon Bay Drive | Rocklin | 95677 | Placer | 50 |
| | 6065 Old Redwood Highway | Windsor | 94931 | Sonoma | 65 |
| | 28955 Pujol Street | Temecula | 92590 | Riverside | 49 |
| | 18414 Jonathan Street | Adelanto | 92301 | San Bernardino | 30 |
| | 633 East Main Street | San Jacinto | 92583 | Riverside | 46 |
| | 740 S. 36th Street | San Diego | 92113 | San Diego | 76 |
| | 167 South Palm Street | Ventura | 93001 | Ventura | 42 |
| | 115 S. Locke Street | Lindsay | 93247 | Tulare | 60 |
| | 1515 Spruce Street | Anderson | 96007 | Shasta | 160 |
| | 315 East Lake Street | Weed | 96094 | Siskiyou | 50 |
| | 42176 Lyndie Lane | Temecula | 92591 | Riverside | 40 |
| | 3240 Sacramento Street | Berkeley | 94702 | Alameda | 16 |
| | 801 Dutton Street | Winters | 95694 | Yolo | 39 |
| | 336 California St. | Stockton | 95203 | San Joaquin | 18 |
| | 333 Malbec Ct | Stockton | 95203 | San Joaquin | |
| | 80 Cary Street | Paso Robles | 93446 | San Luis Obispo | 81 |
| | 1506 Commercial Street | San Diego | 92101 | San Diego | 140 |
| | 3615 Main Street | Fremont | 94538 | Alameda | 64 |
| | 14570 W. California Avenue | Kerman | 93630 | Fresno | 16 |
| | 300 New York Ranch Road | Jackson | 95642 | Amador | 86 |
| | 2640 E. Anaheim St. Long Bea | Long Beach | 90804 | Los Angeles | 14 |
| | 703 N. Lacy Street | Santa Ana | 92701 | Orange | 35 |
| | 702 S. Raitt Street | Santa Ana | 92704 | Orange | |
| | 9757 Marilla Drive | Lakeside | 92040 | San Diego | 80 |
| | 1911 Finnell Road | Yountville | 94599 | Napa | 36 |
| | 4140 Bonillo Drive | San Diego | 92115 | San Diego | 93 |
| | 13233 Foothill Blvd | Rancho Cucamong | 91730 | San Bernardino | 225 |
| | 422 W. Cascade Dr. | Rialto | 92367 | San Bernardino | 42 |
| | 1423 N. Vista Ave. | Rialto | 92367 | San Bernardino | |
| | 141 Donahue Street | Marin City | 94965 | Marin | 225 |
| | 34800 11th Street | Union City | 94587 | Alameda | 100 |
| | 1338 East San Antonio Street | San Jose | 95116 | Santa Clara | 84 |
| | 1777 Newbury Park Drive | San Jose | 95133 | Santa Clara | 185 |
| | 5315 Carnel Valley Road | Carmel | 93923 | Monterey | 200 |
| | 18191 Parktree Circle | Huntington Beach | 92648 | Orange | 164 |
| | 893 Lenzen Avenue | San Jose | 95126 | Santa Clara | 94 |
| | 245 E. Julian Street | San Jose | 95112 | Santa Clara | 9 |
| | 355 Judro Way | San Jose | 95117 | Santa Clara | 125 |
| | 2044 Lucretia Avenue | San Jose | 95122 | Santa Clara | 16 |
| | 7750 Wren Avenue | Gilroy | 95020 | Santa Clara | 75 |
| | 325 Front Street | Salinas | 93901 | Monterey | 171 |
| | 16424 Ceres Ave. | Fontana | 92335 | San Bernardino | 60 |
| | 1345 W. 105th Street | Los Angeles | 90044 | Los Angeles | 62 |
| | 151 North Locust Street | Inglewood | 90301 | Los Angeles | 104 |
| | 200 Chipmunk St. | Kings Beach | 96143 | Placer | 77 |
| | 325 Deer St. | Kings Beach | 96143 | Placer | |
| | 265 Fox St. | Kings Beach | 96143 | Placer | |
| | 8500 Trout Ave. | Kings Beach | 96143 | Placer | |
| | 8818 Brook St. | Kings Beach | 96143 | Placer | |
| | 53813 Santa Margarita Street | San Diego | 92114 | San Diego | 49 |
| | 1234 North Hayworth Avenue | West Hollywood | 90046 | Los Angeles | 48 |
| | 14045 Brighton Avenue | Poway | 92064 | San Diego | 77 |
| | 771 Black Diamond Street | Pittsburg | 94565 | Contra Costa | 111 |
| | 31114 Road 72 | Goshen | 93291 | Tulare | 56 |
| | 10050 Juniper Ave. | Fontana | 92335 | San Bernardino | 46 |
| | 1424 Jefferson Street | Oakland | 94612 | Alameda | 102 |
| | 587 15th Street | Oakland | 94612 | Alameda | |
| | 609 Oak Street | Oakland | 94607 | Alameda | 70 |
| | 1526 S. Court St. | Visalia | 93277 | Tulare | 20 |
| | 110 E. Paradise | Visalia | 93277 | Tulare | |
| | 1401 S Street | Bakersfield | 93301 | Kern | 70 |
| | 457 W. Gonzalez Road | Oxnard | 93036 | Ventura | 18 |
| | 98 Archer Street | San Jose | 95112 | Santa Clara | 42 |
| | 520 S. Trinity Street | Fresno | 93706 | Fresno | 21 |
| | 111 South College Avenue | Claremont | 91711 | Los Angeles | 76 |
| | 375 E. Thompson Blvd | Ventura | 93001 | Ventura | 37 |
| | 396 Charles Street | Moorpark | 93020 | Ventura | 20 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 14119 Mill Street | Guerneville | 95446 | Sonoma | 48 |
| | 4268 Center Street | Piru | 93040 | Ventura | 66 |
| | 455 Westside Blvd. | Hollister | 95023 | San Benito | 31 |
| | 340 E. 2nd Street | Irvine | 92620 | Orange | 60 |
| | 210 W. Santa Barbara Street | Santa Paula | 93060 | Ventura | 16 |
| | 2120 Medical Center Dr. | San Bernardino | 92411 | San Bernardino | 80 |
| | 2003 South Reservoir Street | Pomona | 91766 | Los Angeles | 19 |
| | 2602 Broadway | Santa Monica | 90404 | Los Angeles | 33 |
| | 29930 Winterhawk Rd. | Menifee | 92586 | Riverside | 81 |
| | 2650 Spruce Street | Wasco | 93280 | Kern | 58 |
| | 295 W. Sumner Ave. | Lake Elsinore | 92530 | Riverside | 113 |
| | 16451 E. Buena Vista Ave. | Orange | 92865 | Orange | 17 |
| | 2172 Dockery Court | Stockton | 95206-2457 | San Joaquin | 75 |
| | 1525 East Cleveland Avenue | Madera | 93638 | Madera | 68 |
| | 1319 Wescott Road | Colusa | 95932 | Colusa | 96 |
| | 1985 National Ave. | San Diego | 92113 | San Diego | 92 |
| | 441 E. St. Charles Street | San Andreas | 95249 | Calaveras | 48 |
| | 7911 Slater Avenue | Huntington Beach | 92647 | Orange | 6 |
| | 421 East Cota Street | Santa Barbara | 93101 | Santa Barbara | 16 |
| | 34800 11th St. | Union City | 94587 | Alameda | 57 |
| | 740 Sycamore Rd. | Arvin | 93203 | Kern | 49 |
| | 789 I Street | Arcata | 95521 | Humboldt | 29 |
| | 201 Pacifica Blvd. | Watsonville | 95076 | Santa Cruz | 20 |
| | 5161 East Kings Canyon Road | Fresno | 93727 | Fresno | 56 |
| | 832 South D Street | Perris | 92570 | Riverside | 60 |
| | 150 Otis Street | San Francisco | 94103 | San Francisco | 76 |
| | 636 El Camino Real | South San Francisc | 94080 | San Mateo | 62 |
| | 5051 E. 3rd Street | Los Angeles | 90022 | Los Angeles | 60 |
| | 701 Golden Gate Avenue | San Francisco | 94102 | San Francisco | 100 |
| | 415 E Carson Street | Carson | 90745 | Los Angeles | 65 |
| | 65921 Flora Avenue | Desert Hot Springs | 92240 | Riverside | 62 |
| | 1235 Long Beach Boulevard | Long Beach | 90813 | Los Angeles | 39 |
| | 720 East 11th Street | Oakland | 94606 | Alameda | 55 |
| | 1350 W San Joaquin Ave | Tulare | 93274 | Tulare | 49 |
| | 33 St. Joseph Street | Los Alamos | 93440 | Santa Barbara | 39 |
| | 127 Orange | Goleta | 93117 | Santa Barbara | 54 |
| | 120 Magnolia | Goleta | 93117 | Santa Barbara | |
| | 301 Ellwood Beach | Goleta | 93117 | Santa Barbara | |
| | 3970 Rocklin Rd | Rocklin | 95677 | Placer | 44 |
| | 3195 Briarwood Avenue | Anderson | 96007 | Shasta | 108 |
| | 678 North King Road | San Jose | 95133 | Santa Clara | 94 |
| | 2050 Delware Street | Berkeley | 94709 | Alameda | 60 |
| | 225 Orange Avenue | Coronado | 92118 | San Diego | 18 |
| | 8616 Fanita Drive | Santee | 92071 | San Diego | 48 |
| | 480 Ellis Street | San Francisco | 94102 | San Francisco | 153 |
| | 220 Golden Gate Avenue | San Francisco | 94102 | San Francisco | 174 |
| | 10799 Poplar Street | Loma Linda | 92354 | San Bernardino | 120 |
| | 1330 University Avenue | Berkeley | 94702 | Alameda | 35 |
| | 210 W. Santa Barbara Street | Santa Paula | 93060 | Ventura | 74 |
| | 11370 Mimosa Street | Ventura | 93004 | Ventura | 60 |
| | 971 Las Tablas Drive | Templeton | 93465 | San Luis Obispo | 53 |
| | 1450 E. Barnard | Blythe | 92225 | Riverside | 73 |
| | 200 Birch Street | Blythe | 92225 | Riverside | |
| | Rodeo Drive | Victorville | 92395 | San Bernardino | 48 |
| | 510 W. Elm Ave. | Tulare | 93274 | Tulare | 57 |
| | 600 Fairfax Road | Bakersfield | 93306-3869 | Kern | 85 |
| | 467 Turk Street | San Francisco | 94102 | San Francisco | 94 |
| | 2161 Hartford Drive | Chico | 95928 | Butte | 90 |
| | 10117 Garvey Avenue | El Monte | 91733 | Los Angeles | 68 |
| | 67150 Hacienda Avenue | Desert Hot Springs | 92240 | Riverside | 60 |
| | 6888 Lion Way | Oakland | 94607 | Alameda | 72 |
| | 1640 Ruby Drive | Perris | 92571 | Riverside | 88 |
| | 32209 Riverside Drive | Lake Elsinore | 92530 | Riverside | 88 |
| | 32211 Riverside Drive | Lake Elsinore | 92530 | Riverside | 64 |
| | 365 Q Street | Palmdale | 93550 | Los Angeles | 156 |
| | 150 E. Nuevo | Perris | 92571 | Riverside | 76 |
| | 2122 Burdock Way | Chula Vista | 91915 | San Diego | 143 |
| | 3701 Peralta Blvd | Fremont | 94536 | Alameda | 98 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 80 Montecito Vista Drive | San Jose | 95111 | Santa Clara | 92 |
| | 1633 Harrison Street | Oakland | 94612 | Alameda | 73 |
| | 10860 Merritt Street | Castroville | 95012 | Monterey | 58 |
| | 1150 New York Street | Long Beach | 90813 | Los Angeles | 140 |
| | 4105 Georgia Street | San Diego | 92103 | San Diego | 31 |
| | 657 Acacia Lane | Santa Rosa | 95409 | Sonoma | 44 |
| | 1189 Tabor Avenue | Fairfield | 94533 | Solano | 93 |
| | 636 El Camino Real | South San Francisc | 94080 | San Mateo | 46 |
| | 506 Civic Center Blvd | Suisun | 94585 | Solano | 106 |
| | 227 West Point Road | San Francisco | 94124 | San Francisco | 107 |
| | 2405 Aster Place | Eureka | 95501 | Humboldt | 40 |
| | 16 Campus Drive | Arcadia | 91007 | Los Angeles | 43 |
| | 400 Springlake Drive | San Leandro | 94578 | Alameda | 143 |
| | 1011 Pine Avenue | Long Beach | 90813 | Los Angeles | 200 |
| | 69175 Converse Road | Cathedral City | 92234 | Riverside | 80 |
| | 2090 Yosemite Avenue | Simi Valley | 93063 | Ventura | 108 |
| | 200 E. Anaheim Street | Long Beach | 90813 | Los Angeles | 161 |
| | 17100 Cambridge Way | Tustin | 92780 | Orange | 240 |
| | 700 Arbor Parkway | Hemet | 92545 | Riverside | 68 |
| | 2311 Ivy Hill Way | San Ramon | 94582 | Contra Costa | 293 |
| | 1001 Harvey Dr. | Walnut Creek | 94956 | Contra Costa | 418 |
| | 1301 Las Juntas Way | Walnut Creek | 94956 | Contra Costa | |
| | 7000 Sunne Lane | Walnut Creek | 94956 | Contra Costa | |
| | 6900 Mariposa Circle | Dublin | 94568-3153 | Alameda | 180 |
| | 65 McCreery Avenue | San Jose | 95116 | Santa Clara | 93 |
| | 14644 W. Kearney Blvd | Kerman | 93630 | Fresno | 44 |
| | 2802 Pico Boulevard | Santa Monica | 90405 | Los Angeles | 33 |
| | 1601 E. California Avenue | Bakersfield | 93307 | Kern | 49 |
| | 3501 San Pablo Avenue | Oakland | 94608 | Alameda | 137 |
| | 19344 Sonoma Highway | Sonoma | 95476 | Sonoma | 43 |
| | 360 Park Avenue | Pismo Beach | 93449 | San Luis Obispo | 14 |
| | 17647 Crest Avenue | Morgan Hill | 95037 | Santa Clara | 50 |
| | 2672 E. Hillcrest Dr. | Thousand Oaks | 91362 | Ventura | 60 |
| | 609 E. 6th Street | Santa Ana | 92701 | Orange | 74 |
| | 612 E. Santa Ana Blvd. | Santa Ana | 92701 | Orange | |
| | 621 N. Minter Street | Santa Ana | 92701 | Orange | |
| | 601 Lacy Street | Santa Ana | 92701 | Orange | |
| | 10165 El Camino Real | Atascadero | 93422 | San Luis Obispo | 95 |
| | 350 Golden Gate Avenue | San Francisco | 94102 | San Francisco | 70 |
| | 1 Maple Park | Live Oak | 95953 | Sutter | 56 |
| | 625 Marjorie Street | Mt. Shasta | 96067 | Siskiyou | 44 |
| | 3030 Cowell Boulevard | Davis | 95617 | Yolo | 69 |
| | 1250 Sixth Avenue | San Diego | 92101 | San Diego | 92 |
| | 24740 Jefferson Avenue | Murrieta | 92562 | Riverside | 40 |
| | 360 Linda Way | El Cajon | 92020 | San Diego | 49 |
| | 131 Chambers Street | El Cajon | 92020 | San Diego | |
| | 1017 E. Dome Street | Avenal | 93204 | Kings | 80 |
| | 505 S. Corcoran Street | Avenal | 93204 | Kings | |
| | 1299 Locust Street | Willits | 95490 | Mendocino | 69 |
| | 300 Creekside | Willits | 95490 | Mendocino | |
| | 7806 Sierra Avenue | Fontana | 92336 | San Bernardino | 53 |
| | 4317 Carlin Ave | Lynwood | 90262 | Orange | 99 |
| | 11042 Washington Blvd | Culver City | 90232 | Los Angeles | 32 |
| | 12524 Philadelphia Street | Whittier | 90601 | Los Angeles | 21 |
| | 15880 W. Gateway Blvd. | Kerman | 93630 | Fresno | 69 |
| | 1555 Santa Clara Street | Fresno | 93706 | Fresno | 70 |
| | 15 Minto Road | Watsonville | 95076 | Santa Cruz | 87 |
| | 13600 Wood Street | Madera | 93638 | Madera | 48 |
| | 25 Essex Street | San Francisco | 94105 | San Francisco | 120 |
| | 5 Haciendas | Salinas | 93901 | Monterey | 52 |
| | 9602 W. Ball Road | Anaheim | 92804 | Orange | 29 |
| | 205 North Blackstone Avenue | Fresno | 93701 | Fresno | 30 |
| | 220 Ross Avenue | Watsonville | 95019 | Santa Cruz | 200 |
| | 405 Autumn Drive | San Marcos | 92069 | San Diego | 48 |
| | 26288 Clark Street | Madera | 93638 | Madera | 65 |
| | 335 Cinnamon Drive | Lemoore | 93245 | Kings | 80 |
| | 901 W. Church Avenue | Ridgecrest | 93555 | Kern | 32 |
| | 1190 E. 9th Street | Chico | 95928 | Butte | 38 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 526 Sloan Lane | Bakersfield | 93306 | Kern | 64 |
| | 2245 Valley View Street | Selma | 93662 | Fresno | 66 |
| | 3568 Harding Street | Carlsbad | 92008 | San Diego | 50 |
| | 1820 E. Meats Ave. | Orange | 92865 | Orange | 63 |
| | 3562 Main Street | Lemon Grove | 91945 | San Diego | 56 |
| | 1600 W. Memory Lane | Santa Ana | 92706 | Orange | 41 |
| | 1305 Dahlia Court | Carpinteria | 93013 | Santa Barbara | 33 |
| | 512 Bath Street | Santa Barbara | 93101 | Santa Barbara | 54 |
| | 500 West Columbus Street | Bakersfield | 93301 | Kern | 56 |
| | 25 Lincoln Avenue | Salinas | 93901 | Monterey | 52 |
| | 10603 Axtell Street | Castroville | 95012 | Monterey | 59 |
| | 430 Pico | Santa Monica | 90405 | Los Angeles | 31 |
| | 16495 Valley Blvd. | Fontana | 92335 | San Bernardino | 46 |
| | 26606 Woodland Avenue | Esparto | 95627 | Yolo | 40 |
| | 4300 Sunset Lane | Shingle Springs | 95816 | El Dorado | 40 |
| | 44 West I Street | Los Banos | 93635 | Merced | 68 |
| | 473 Ellis Street | San Francisco | 94102 | San Francisco | 60 |
| | 252 13th Street | Greenfield | 93927 | Monterey | 41 |
| | 550 E. Glenn Avenue | Coalinga | 93210 | Fresno | 80 |
| | 69 Carol Lane | Oakley | 94561 | Contra Costa | 44 |
| | 444 Ropes Avenue | Woodlake | 93286 | Tulare | 60 |
| | 55 Havenwood Ave | Brentwood | 94513 | Contra Costa | 54 |
| | 2650 Orbiter Street | Brea | 92821 | Orange | 115 |
| | 235 E. Dunne Avenue | Morgan Hill | 95037-4610 | Santa Clara | 39 |
| | 1075 Le Conte Avenue | San Francisco | 94124 | San Francisco | 73 |
| | 2601 School Street | Fortuna | 95540 | Humboldt | 35 |
| | 350 N. M Street | Dinuba | 93618 | Tulare | 62 |
| | 141 E. El Norte Parkway | Escondido | 92026 | San Diego | 36 |
| | 641 N. Vulcan Ave. | Encinitas | 92024 | San Diego | 19 |
| | 4 S. D Street | Perris | 92570 | Riverside | 84 |
| | 1168 36th Street | Emeryville | 94608 | Alameda | 69 |
| | 2000 S. Delaware Street | San Mateo | 94403 | San Mateo | 59 |
| | 501 E. Fifth Street | Santa Ana | 92701 | Orange | 40 |
| | 507 N. Mortimer Street | Santa Ana | 92701 | Orange | |
| | 507 N. Minter Street | Santa Ana | 92701 | Orange | |
| | 602 E. Sixth Street | Santa Ana | 92701 | Orange | |
| | 631 N. Lacy Street | Santa Ana | 92701 | Orange | |
| | 680 N. Garfield Street | Santa Ana | 92701 | Orange | |
| | 1240 Plumas Street | Yuba City | 95991 | Sutter | 15 |
| | E. Atherton & Spreckles Road | Manteca | 95337 | San Joaquin | 152 |
| | 34955 Yucaipa Blvd | Yucaipa | 92399 | San Bernardino | 45 |
| | 6947 Mohawk Trail | Yucca Valley | 92284 | San Bernardino | 33 |
| | 200 North 9th Street | Blythe | 92225 | Riverside | 51 |
| | 1815 Hancock Street | San Diego | 92110 | San Diego | 85 |
| | 6971 Mohawk Trail | Yucca Valley | 92284 | San Bernardino | 50 |
| | 41730 Road 128 | Orosi | 93647 | Tulare | 160 |
| | 41334 Road 127 | Orosi | 93647 | Tulare | |
| | 12415 Avenue 416 | Orosi | 93647 | Tulare | |
| | 1101 Prospect Ave | Santa Rosa | 95409 | Sonoma | 50 |
| | 2875 Cowley Way | San Diego | 92117 | San Diego | 198 |
| | 601 North Market Street | Inglewood | 90302 | Los Angeles | 50 |
| | 3795 Florida Street | San Diego | 92104 | San Diego | 83 |
| | 215 Reservation Road | East Garrison | 93933 | Monterey | 65 |
| | Summer Lane and E. Washing | Crescent City | 95531 | Del Norte | 57 |
| | 1924 Euclid Street | Santa Monica | 90404 | Los Angeles | 49 |
| | 1753 18th Street | Santa Monica | 90404 | Los Angeles | |
| | 1753 19th Street | Santa Monica | 90404 | Los Angeles | |
| | 217 S. Birch Street | Santa Ana | 92701 | Orange | 51 |
| | 2345 Virginia Avenue | Santa Monica | 90404 | Los Angeles | 46 |
| | 12510 Oak Knoll Road | Poway | 92064 | San Diego | 52 |
| | 24425 Skyview Ridge Drive | Murrieta | 92562 | Riverside | 397 |
| | 325 N. McDowell Blvd | Petaluma | 94594 | Sonoma | 68 |
| | 15999 Avenue 327 | Ivanhoe | 93235 | Tulare | 72 |
| | 96 Shasta Court | Chowchilla | 93610 | Madera | 60 |
| | 2750 Gilmore Lane | Oroville | 95966 | Butte | 57 |
| | 13481 Silver Ivy Lane | San Diego | 92129 | San Diego | 21 |
| | 527 West Regent Street | Inglewood | 90301 | Los Angeles | 145 |
| | 5720 Clara Street | Bell Gardens | 90201 | Los Angeles | 65 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 99 School Street | Daly City | 94014 | San Mateo | 71 |
| | 6730 Mission Street | Daly City | 94014 | San Mateo | |
| | 800 John Street | Pinole | 94564 | Contra Costa | 70 |
| | 13001 Bowron Road | Poway | 92064 | San Diego | 60 |
| | 295 Joerschke Road | Grass Valley | 95945 | Nevada | 56 |
| | 707 Main Street | Vallejo | 94590 | Solano | 29 |
| | 441E. 9th St. | Pittsburg | 94565 | Contra Costa | 30 |
| | 438 E Santa Fe Ave. | Pittsburg | 94565 | Contra Costa | |
| | 1065 Beacon St. | Pittsburg | 94565 | Contra Costa | |
| | 16201 Palmer Avenue | Huron | 93234 | Fresno | 76 |
| | 1272 26th Avenue | Oakland | 94601 | Alameda | 62 |
| | 570 Derrick Avenue | Mendota | 93640 | Fresno | 81 |
| | 1000 2nd Street | Mendota | 93640 | Fresno | |
| | 5321 Telegraph Avenue | Oakland | 94609 | Alameda | 201 |
| | 135 Franklin Street | Mountain View | 94041 | Santa Clara | 51 |
| | 1801 E. 68th Street | Long Beach | 90805 | Los Angeles | 78 |
| | 1528 Freeman Avenue | Long Beach | 90804 | Los Angeles | |
| | 805 Avila Street | Parlier | 93648 | Fresno | 33 |
| | 806 Diablo Avenue | Novato | 94947 | Marin | 61 |
| | 2726 Kollmar Avenue | San Jose | 95127 | Santa Clara | 59 |
| | 333 Fell Street | San Francisco | 94102 | San Francisco | 82 |
| | 24919 Hemlock Ave. | Moreno Valley | 92557 | Riverside | 78 |
| | 3421 Hudson Court | Antioch | 94509 | Contra Costa | 122 |
| | Clark Rd and Buschmann Roac | Paradise | 95969 | Butte | 35 |
| | 191 Heritage Lane | Dixon | 95620 | Solano | 59 |
| | 8964 Hall Road | Lamont | 93241 | Kern | 48 |
| | 1902 Lakewood Drive | San Jose | 95132 | Santa Clara | 168 |
| | 32300 Almaden Boulevard | Union City | 94587 | Alameda | 140 |
| | 508 Dublin Manor Court | Bakersfield | 93306 | Kern | 60 |
| | 121 Golden Gate Avenue | San Francisco | 94102 | San Francisco | 90 |
| | 9554 Via Zapador | Santee | 92071 | San Diego | 44 |
| | 1725 Ocean Avenue | Santa Monica | 90401 | Los Angeles | 160 |
| | 1275 El Camino Real | Millibrae | 94030 | San Mateo | 27 |
| | 3290 East Artesia Boulevard | Long Beach | 90805 | Los Angeles | 61 |
| | 1422 San Fernando Road | San Fernando | 91340 | Los Angeles | 19 |
| | 551 S. Kalisher Street | San Fernando | 91340 | Los Angeles | |
| | 1010 S. 3rd Street | San Jose | 95112 | Santa Clara | 37 |
| | 2401 Shady Lane | Anderson | 96007 | Shasta | 34 |
| | 310 West Jackson Street | Rialto | 92376 | San Bernardino | 32 |
| | 380 N. Mollison Avenue | El Cajon | 92021 | San Diego | 132 |
| | 1145 N. La Brea Ave. | West Hollywood | 90038 | Los Angeles | 32 |
| | 1122 N. Detroit Street | West Hollywood | 90046 | Los Angeles | 37 |
| | 7113 Santa Monica Blvd. | West Hollywood | 90046 | Los Angeles | |
| | 1216 North La Brea Avenue | West Hollywood | 90038 | Los Angeles | 38 |
| | 540 21st Street | Oakland | 94607 | Alameda | 346 |
| | 6508 Rita Avenue | Huntington Park | 90255 | Los Angeles | 103 |
| | 131 Park Avenue | San Fernando | 91340 | Los Angeles | 62 |
| | 2358 S. El Camino Real | San Clemente | 92672 | Orange | 76 |
| | 4170 Springlake Drive | San Leandro | 94578 | Alameda | 840 |
| | 5655 Cypress | Oxnard | 93033 | Ventura | 72 |
| | 830 16th Street | Wasco | 93280 | Kern | 100 |
| | 1840 Poplar Avenue | Wasco | 93280 | Kern | |
| | 128 Monroe Street | Arvin | 93203 | Kern | 72 |
| | 12360 Main Street | Lamont | 93241 | Kern | |
| | 21501 Lakeshore Drive | California City | 93505 | Kern | 32 |
| | 729 Nord Avenue | Chico | 95926 | Butte | 162 |
| | 38028 11th Street E. | Palmdale | 93550 | Los Angeles | 64 |
| | 705 N. Oxnard Blvd | Oxnard | 93030 | Ventura | 44 |
| | 28673 Pujol Street | Temecula | 92590 | Riverside | 45 |
| | 474 Natoma Street | San Francisco | 94103 | San Francisco | 60 |
| | 801 Howard Street | San Francisco | 94103 | San Francisco | 182 |
| | 969 Porter Street | Vallejo | 94590 | Solano | 181 |
| | 750 Mono Street | Fresno | 93706 | Fresno | 60 |
| | 2617 Poso Dr. | Wasco | 93280 | Kern | 78 |
| | 1200 Petaluma Blvd. | Petaluma | 94952 | Sonoma | 66 |
| | 2530 International Blvd | Oakland | 94601 | Alameda | 26 |
| | 1252 Palm Avenue | Imperial Beach | 91932 | San Diego | 30 |
| | 655 Florence Street | Imperial Beach | 91932 | San Diego | |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 6455 Foothill Blvd | Oakland | 94605 | Alameda | 51 |
| | 1180 4th Street | San Francisco | 94158 | San Francisco | 150 |
| | 585 Sacramento Street | Auburn | 95603 | Placer | 60 |
| | 8850 La Palma Avenue | Buena Park | 90620 | Orange | 70 |
| | 37 Miwok | Mill Valley | 94941 | Marin | 69 |
| | 3033 East Platt Ave | Fresno | 93721 | Fresno | 118 |
| | 217 Eddy Street | San Francisco | 94102 | San Francisco | 105 |
| | 762 West Lincoln Avenue | Woodland | 95696 | Yolo | 44 |
| | 2772 Monterey Road | San Jose | 95138 | Santa Clara | 75 |
| | 4251 Juniper Street | San Diego | 92105 | San Diego | 40 |
| | 1040 University Avenue | Berkeley | 94710 | Alameda | 74 |
| | 9th Avenue & Broadway | San Diego | 92101 | San Diego | 129 |
| | 2 Irwin Way | Orinda | 94563 | Contra Costa | 67 |
| | 81 Chestnut Street | Santa Cruz | 94060 | San Francisco | 95 |
| | 21227 S. Figueroa Street | Carson | 90745 | Los Angeles | 40 |
| | 626 West Parr Avenue | Los Gatos | 95032 | Santa Clara | 105 |
| | 2390 Nut Tree Road | Vacaville | 95687 | Solano | 46 |
| | 405 Autumn Drive | San Marcos | 92069 | San Diego | 57 |
| | 8314 2nd Street | Downey | 90241 | Los Angeles | 50 |
| | 700 Arnold Way | Half Moon Village | 94019 | San Mateo | 45 |
| | 662 Garland Avenue | Sunnyvale | 94086 | Santa Clara | 19 |
| | 1075 Martin Street | Lakeport | 95453 | Lake | 48 |
| | West Cherry Street and South | Dixon | 95620 | Solano | 59 |
| | 920 6 1/2 Avenue | Corcoran | 93212 | Kings | 78 |
| | 550 South Broadway Street | Blythe | 92225 | Riverside | 64 |
| | 9051 W. Katella Ave | Anaheim | 92804 | Orange | 38 |
| | 8911 W. Katella Ave. | Stanton | 92804 | Orange | 26 |
| | 10920 MacArthur Boulevard | Oakland | 94605 | Alameda | 33 |
| | 185 E. 9th Street | San Bernardino | 92410 | San Bernardino | 119 |
| | 1500 Aspen Avenue | Tulare | 93274 | Tulare | 47 |
| | 716 Descanso Street | Bakersfield | 93306 | Kern | 17 |
| | 1218 West Imperial Hwy. | Los Angeles | 90024 | Los Angeles | 72 |
| | 6337 Middleton Street | Huntington Park | 90255 | Los Angeles | 23 |
| | 11240 Ramona Blvd. | El Monte | 91731 | Los Angeles | 41 |
| | 1000 Macdonald Avenue | Richmond | 94801 | Contra Costa | 63 |
| | 925 Main Street | Half Moon Bay | 94019 | San Mateo | 40 |
| | 8780 Bell Road | Windor | 95492 | Sonoma | 95 |
| | 3201 Pine Street | Paso Robles | 94447 | San Luis Obispo | 80 |
| | 1000 Crested Bird | Irvine | 92620 | Orange | 74 |
| | 7839 Soquel Drive | Aptos | 95003 | Santa Cruz | 40 |
| | 66950 Ironwood Drive | Desert Hot Springs | 92240 | Riverside | 96 |
| | 3348 Tyler Ave | El Monte | 91731 | Los Angeles | 20 |
| | 2260 S. Netherton Ave. | Stockton | 95205 | San Joaquin | 70 |
| | Courtland St. & Strawberry St. | Arroyo Grande | 93420 | San Luis Obispo | 36 |
| | 13218 Avalon Blvd | Los Angeles | 90061 | Los Angeles | 55 |
| | 44155 Margarita Road | Temecula | 92592 | Riverside | 60 |
| | 330 Cypress | Fort Bragg | 95437 | Mendocino | 25 |
| | 2455 West Capitol Avenue | West Sacramento | 95691 | Yolo | 50 |
| | 780 Sequoia Avenue | Lindsay | 93247 | Tulare | 18 |
| | 3521 Pioneer Trail | South Lake Tahoe | 96150 | El Dorado | 48 |
| | 1245 Bedford Ave | King City | 93930 | Monterey | 57 |
| | 500 Marguerite St | Williams | 95987 | Colusa | 48 |
| | 823 Rembrant Street | Bakersfield | 93306 | Kern | 16 |
| | 2660 E. Clinton Avenue | Fresno | 93703 | Fresno | 148 |
| | 649 East Florence Avenue | Fresno | 93706 | Fresno | 34 |
| | 9501 W. Cerritos Avenue | Anaheim | 92804 | Orange | 60 |
| | 275 Calle Cebu | Salinas | 93901 | Monterey | 46 |
| | 6456 El Cajon Blvd. | San Diego | 92115 | San Diego | 78 |
| | 116 E. 15th Street | Oakland | 94606 | Alameda | 92 |
| | 1523 West San Carlos Street | San Jose | 95126 | Santa Clara | 95 |
| | 644 14th Street | Oakland | 94612 | Alameda | 73 |
| | 14141 Clarkdale Ave | Norwalk | 90650-4171 | Los Angeles | 185 |
| | 240 Chinaberry Lane | San Marcos | 92069 | San Diego | 84 |
| | 781 E. Cotati Avenue | Rohnert Park | 94928 | Sonoma | 50 |
| | 4115 Kingsley Street | Montclair | 91763-3534 | San Bernardino | 18 |
| | 57110 Twentynine Palms High | Yucca Valley | 92284 | San Bernardino | 75 |
| | 14921 Stanford Avenue | Compton | 90220 | Los Angeles | 108 |
| | 3595 Olive Street | Lemon Grove | 91945 | San Diego | 80 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1972 Los Feliz Drive | Thousand Oaks | 91362 | Ventura | 36 |
| | 432 North Main Street | Piru | 93040 | Ventura | 35 |
| | 110 Water Street | McCloud | 96057 | Siskiyou | 41 |
| | 850 18th Street | Oakland | 94607 | Alameda | 89 |
| | 215 West MacArthur Boulevai | Oakland | 94611 | Alameda | 250 |
| | 34 E. Rosemary Street | San Jose | 95112 | Santa Clara | 106 |
| | 66 E. Rosemary Street | San Jose | 95112 | Santa Clara | 184 |
| | 3330 Santa Rosa Avenue | Santa Rosa | 95407 | Sonoma | 60 |
| | 34160 Rebecca Way | Rancho Mirage | 92270 | Riverside | 98 |
| | 618 21st Street | Oakland | 94612 | Alameda | 100 |
| | 987 Postal Way | Vista | 92083 | San Diego | 47 |
| | 3428 Esplanade Avenue | Chico | 95973 | Butte | 49 |
| | 543 W. East Avenue | Chico | 95926 | Butte | 90 |
| | 131 East Lugonia | Redlands | 92374 | San Bernardino | 85 |
| | 61451 Verbena Road | Joshua Tree | 92252 | San Bernardino | 50 |
| | 855 Wood Sorrel Drive | Petaluma | 94954 | Sonoma | 50 |
| | 1000 Rosemary Avenue | Dinuba | 93618 | Tulare | 48 |
| | 3428 Mount Diablo Boulevard | Lafayette | 94549 | Contra Costa | 46 |
| | 100 Stadium Road | Madera | 93637 | Madera | 40 |
| | 2nd Avenue & 9th Street | Marina | 93933 | Monterey | 108 |
| | 868 Fargo Avenue | San Leandro | 94579 | Alameda | 75 |
| | 251 28th Street | Oakland | 94611 | Alameda | 200 |
| | 1959 High Place | Santa Monica | 90404 | Los Angeles | 44 |
| | Butterfield Blvd. & Barrett Ave | Morgan Hill | 95037 | Santa Clara | 138 |
| | 499 Humboldt | Santa Rosa | 95404 | Sonoma | 52 |
| | 4720 Logan Avenue | San Diego | 92113 | San Diego | 54 |
| | 1550 Madonna Road | San Luis Obispo | 93405 | San Luis Obispo | 120 |
| | 10846 Poplar Street | Loma Linda | 92354 | San Bernardino | 50 |
| | 250 Silverado Trail | Napa | 94559 | Napa | 134 |
| | 140 Cashmere Street | San Francisco | 94124 | San Francisco | 101 |
| | Charlotte Drive & Raleigh Roa | San Jose | 95123 | Santa Clara | 275 |
| | 660 North Quince Street | Escondido | 92025 | San Diego | 161 |
| | 450 W. Springville Drive | Porterville | 93257 | Tulare | 100 |
| | 4050 N. Fruit Avenue | Fresno | 93705 | Fresno | 148 |
| | 7213 Clarendon Street | San Jose | 95129 | Santa Clara | 80 |
| | 255 Broadway | San Francisco | 94111 | San Francisco | 75 |
| | 100 Kings Circle | Cloverdale | 95425 | Sonoma | 99 |
| | 959 Bridge Street | West Sacramento | 95691 | Yolo | 70 |
| | 28901 Mission Blvd. | Hayward | 94544 | Alameda | 151 |
| | 40767 Fremont Blvd. | Fremont | 94538 | Alameda | 24 |
| | 200 Fagundes Street | Hayward | 94544 | Alameda | 100 |
| | 671 W. A Street | Hayward | 94541 | Alameda | 26 |
| | 41299 Paseo Padre Parkway | Fremont | 94539 | Alameda | 99 |
| | 745 N. McDowell Blvd. | Petaluma | 94954 | Sonoma | 129 |
| | 2141 Bancroft Avenue | San Leandro | 94577 | Alameda | 26 |
| | 40789 Fremont Blvd. | Fremont | 94538 | Alameda | 81 |
| | 22880 Watkins Street | Hayward | 94541 | Alameda | 21 |
| | Buckaroo Ave. & Winchester I | Oxnard | 93030 | Ventura | 120 |
| | 833 Jamestown Avenue | San Francisco | 94124 | San Francisco | 196 |
| | 301 Berrellesa St. | Martinez | 94553 | Contra Costa | 49 |
| | Commercial Street and 22nd S | San Diego | 92113 | San Diego | 130 |
| | 9th & Broadway | San Diego | 92101 | San Diego | 121 |
| | College Park Ave. & Eucalyptu | Chino | 91710 | San Bernardino | 135 |
| | 201 Turk Street | San Francisco | 94102 | San Francisco | 175 |
| | 3878 Beyer Boulevard | San Diego | 92173 | San Diego | 82 |
| | 4245 Delta Street | San Diego | 92113 | San Diego | |
| | 1012 Water St. | Bakersfield | 93305 | Kern | 62 |
| | 2018 Pacific St. | Bakersfield | 93305 | Kern | |
| | 727 Hunt Avenue | Saint Helena | 94574 | Napa | 50 |
| | 1334 Cliff Drive | Santa Barbara | 93019 | Santa Barbara | 107 |
| | 521 N. La Cumbre Road | Santa Barbara | 93110 | Santa Barbara | 60 |
| | 12200 Gateway Court | Auburn | 95603 | Placer | 56 |
| | 465 Bennett Street | Grass Valley | 95945 | Nevada | 80 |
| | 17215 Marygold Ave | Fontana | 92335 | San Bernardino | 80 |
| | 2 Boas Dr. | Santa Rosa | 95409 | Sonoma | 43 |
| | 5174 Santa Rosa Creek Dr | Santa Rosa | 95409 | Sonoma | |
| | 1401 N. Flower St. | Santa Ana | 92706 | Orange | 200 |
| | 288 F Street | Chula Vista | 91910 | San Diego | 186 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1475 Oak Drive | Vista | 92084 | San Diego | 76 |
| | 1095 Kendall Drive | San Bernardino | 92407 | San Bernardino | 178 |
| | 5303 Stonehaven Drive | Yorba Linda | 92877 | Orange | 125 |
| | Camino San Bernardino and N | San Diego | 92127 | San Diego | 165 |
| | 2019 E 122nd Street | Compton | 90222 | Los Angeles | 61 |
| | 260 Farrell Avenue | Gilroy | 95020 | Santa Clara | 74 |
| | 708 West Corregidor | Compton | 90220 | Los Angeles | 164 |
| | 1006 Baker Street | Bakersfield | 93305-4320 | Kern | 50 |
| | E. Jarvis Street and Ruby Road | Perris | 92570 | Riverside | 75 |
| | 2020 E. Dinuba Avenue | Reedley | 93654 | Fresno | 60 |
| | 2001 River Avenue | Long Beach | 90810 | Los Angeles | 81 |
| | Pioneer Ave. & Farmers Centr | Woodland | 95776 | Yolo | 62 |
| | 761 Camino Pescadero | Isla Vista | 93117 | Santa Barbara | 33 |
| | 108 H Street | Crescent City | 95531 | Del Norte | 56 |
| | 753 Rigby Avenue | Rio Dell | 95562 | Humboldt | 49 |
| | 325 South Santa Fe Avenue | Vista | 92083-5855 | San Diego | 69 |
| | Visions and Roosevelt | Irvine | 92620 | Orange | 104 |
| | Sycamore Road and Meyer Str | Arvin | 93201 | Kern | 72 |
| | 1099 Kendrea Street | McFarland | 93250 | Kern | 48 |
| | 16309 Kent Avenue | Ashland | 94580 | Alameda | 85 |
| | 819 North Rengstorff Avenue | Mountain View | 94304-4353 | Santa Clara | 49 |
| | 1471 Addison Street | Berkeley | 94702 | Alameda | 47 |
| | 1450 University Avenue | Berkeley | 94702 | Alameda | |
| | 1640 Cabrillo Ave. | Torrance | 90501 | Los Angeles | 44 |
| | Westside Drive and Via Alta | San Diego | 92108 | San Diego | 150 |
| | 530 Center Street | Highgrove | 92507-1428 | Riverside | 89 |
| | 302 N. Tamarind Avenue | Compton | 90220 | Los Angeles | 75 |
| | 121 S. Buena Vista Avenue | Corona | 92882 | Riverside | 61 |
| | 137 S Palm St. | Ventura | 93001 | Ventura | 142 |
| | 148 S Palm St. | Ventura | 93001 | Ventura | |
| | 66 S Ventura Ave. | Ventura | 93001 | Ventura | |
| | 401 E. Carson Street | Carson | 90745 | Los Angeles | 40 |
| | 1125 Oregon Street | Crescent City | 95531 | Del Norte | 38 |
| | 3155 Scott Street | San Francisco | 94123 | San Francisco | 25 |
| | 7215 Bright Ave. | Whittier | 90602 | Los Angeles | 156 |
| | 520 Colorado Avenue | Santa Monica | 90401 | Los Angeles | 34 |
| | 1534 Third Avenue | Walnut Creek | 94597 | Contra Costa | 48 |
| | 2618 Baldwin Lane | Walnut Creek | 94597 | Contra Costa | |
| | 111 Straw Street | Mendota | 93640 | Fresno | 124 |
| | 788 Quince Street | Mendota | 93640 | Fresno | |
| | 791 I Street | Orange Cove | 93646 | Fresno | 90 |
| | 101 Citrus Avenue | Orange Cove | 93646 | Fresno | |
| | 1270 South Avenue | Orange Cove | 93646 | Fresno | |
| | 1265 Adams Avenue | Orange Cove | 93646 | Fresno | |
| | 4216 E. Hamilton Avenue | Fresno | 93702 | Fresno | 193 |
| | 510 South Peach Avenue | Fresno | 93727 | Fresno | |
| | 110 Lindberg St. | Santa Cruz | 95060 | Santa Cruz | 21 |
| | Snapdragon Street and Los An | Ventura | 93004-1932 | Ventura | 28 |
| | 4096 Via Real | Carpinteria | 93013 | Santa Barbara | 43 |
| | 620 E Maude Avenue | Sunnyvale | 94085 | Santa Clara | 59 |
| | 1581 El Camino Real | Mountain View | 94040 | Santa Clara | 27 |
| | 675 N. 6th Street | San Jose | 95112 | Santa Clara | 75 |
| | 24317 E. Fourth St. | San Bernardino | 92410 | San Bernardino | 40 |
| | 9 Bloom Lane | Half Moon Bay | 94019 | San Mateo | 115 |
| | 1020 Rosemarie Lane | Stockton | 95207 | San Joaquin | 30 |
| | 6119 Danny Drive | Stockton | 95210 | San Joaquin | 40 |
| | 2455 West Capitol Avenue | West Sacramento | 95691 | Yolo | 75 |
| | 512 Spruce Ave | Wheatland | 95692 | Yuba | 88 |
| | 18151 Beach Blvd | Huntington Beach | 92648 | Orange | 78 |
| | 1715 Washington Street | Calistoga | 94515 | Napa | 48 |
| | 1110 S. I Street | Reedley | 93654 | Fresno | 48 |
| | 904 South D Street | Perris | 92570 | Riverside | 40 |
| | 112 Harding Street | San Fernando | 91340 | Los Angeles | 29 |
| | 1701 Martin Luther King Jr. W | Oakland | 94612 | Alameda | 26 |
| | 6431 Portola Drive | El Cerrito | 94530 | Contra Costa | 57 |
| | 4125 Whittier Boulevard | Los Angeles | 90023 | Los Angeles | 25 |
| | 837 S. Bonnie Beach Place | Los Angeles | 90023 | Los Angeles | |
| | Market Street and 14th Street | San Diego | 92101 | San Diego | 150 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1600 Marion Street | Kingsburg | 93631 | Fresno | 46 |
| | 811 N. Eucalyptus Ave. | Inglewood | 90302 | Los Angeles | 93 |
| | 3501 Santa Anita Avenue | El Monte | 91731 | Los Angeles | 132 |
| | 2114 Long Beach Boulevard | Long Beach | 90806 | Los Angeles | 41 |
| | 2601 Sunny Lane | Bakersfield | 93305 | Kern | 40 |
| | 4250 Chestnut Ave | Fresno | 93726 | Fresno | 40 |
| | 14930 Burns Valley Road | Clearlake | 95422 | Lake | 40 |
| | 301 North Santa Fe Avenue | Vista | 92084 | San Diego | 67 |
| | 240 Landis Avenue | Chula Vista | 91910 | San Diego | 33 |
| | 6697 Old Redwood Highway | Windsor | 95492 | Sonoma | 48 |
| | 678 W. 19th Street | Costa Mesa | 92627 | Orange | 269 |
| | 801 Tupper Street | Santa Rosa | 95404 | Sonoma | 159 |
| | 9800 MacArthur Blvd. | Oakland | 94605 | Alameda | 32 |
| | Montecito Vista Drive and Mo | San Jose | 95111 | Santa Clara | 106 |
| | 653 East Juanita Avenue | San Dimas | 91773 | Los Angeles | 65 |
| | 1511 Robinson Street | Oroville | 95965 | Butte | 50 |
| | 825 S San Tomas Aquino Rd. | Campbell | 95008 | Santa Clara | 100 |
| | 1909 Hackett Avenue | Mountain View | 94043 | Santa Clara | 34 |
| | 275 East 12th Street | Oakland | 94606 | Alameda | 40 |
| | 6710 Lion Way | Oakland | 92621 | Alameda | 128 |
| | 29210 Stonewood Road | Temecula | 92591 | Riverside | 55 |
| | 1401 Mission Street | San Francisco | 94103 | San Francisco | 121 |
| | 6301 Atlantic Avenue | Long Beach | 90805 | Los Angeles | 34 |
| | 4825 E. Fillmore Avenue | Fresno | 93727 | Fresno | 90 |
| | Telegraph Avenue and Macart | Oakland | 94609 | Alameda | 90 |
| | Park Avenue & Tustin Ranch R | Tustin | 92606 | Orange | 225 |
| | 6330 Rugby Avenue | Huntington Park | 90255 | Los Angeles | 184 |
| | 121 W. MacDonald Ave. | Richmond | 94801 | Contra Costa | 158 |
| | 2105 East Avenue J8 | Lancaster | 93535 | Los Angeles | 109 |
| | 18555 Butterfield Blvd. | Morgan Hill | 95037 | Santa Clara | 96 |
| | 460 Grand Avenue | Oakland | 94610 | Alameda | 68 |
| | 22605 Grand Street | Hayward | 94145 | Alameda | 22 |
| | 646 3rd Street | Woodland | 95695 | Yolo | 48 |
| | 73 Carol Lane | Oakley | 94561 | Contra Costa | 30 |
| | 528 De Luz Road | Fallbrook | 92028 | San Diego | 32 |
| | 851 22nd Ave. | Delano | 93215 | Kern | 128 |
| | 7000 Auburn Street | Bakersfield | 93306 | Kern | 160 |
| | 1725 N Marks Ave. | Fresno | 93722 | Fresno | 132 |
| | 1100 Ocean Avenue | San Francisco | 94112 | San Francisco | 71 |
| | 8901 Calden Ave. | South Gate | 90280 | Los Angeles | 216 |
| | 1761 Woodland Ave. | East Palo Alto | 94303 | San Mateo | 49 |
| | 44 Newell Road | East Palo Alto | 94303 | San Mateo | |
| | 1700 Huntington Drive | Duarte | 91010 | Los Angeles | 43 |
| | 802 Van Ness Avenue | Fresno | 93721 | Fresno | 45 |
| | 690 Beardsley Street | San Diego | 92113 | San Diego | 70 |
| | 1280 Laguna Street | San Francisco | 94115 | San Francisco | 182 |
| | 5729 West Las Positas Bouleva | Pleasanton | 94588 | Alameda | 168 |
| | 225 West Tulare Avenue | Shafter | 93263 | Kern | 48 |
| | 550 Santa Maria Way | Shafter | 93263 | Kern | 81 |
| | 304 Arroyo Seco Avenue | Shafter | 93263 | Kern | |
| | 310 Mesa Verde Avenue | Shafter | 93263 | Kern | |
| | 324 Tulare Avenue | Shafter | 93263 | Kern | |
| | 1120 Heidi Drive | Greenfield | 93927 | Monterey | 88 |
| | 730 Williams Rd. | Salinas | 93905 | Monterey | 200 |
| | 7844 Paradise Valley Road | San Diego | 92139 | San Diego | 448 |
| | 904 Donlon Ave. | Oxnard | 93030 | Ventura | 36 |
| | 490 Pleasant Valley Rd | Oxnard | 93033 | Ventura | |
| | 1907 Dartmouth Way | Salinas | 93906 | Monterey | 100 |
| | 9000 Campina Drive | La Mesa | 91942 | San Diego | 60 |
| | 8956 Harness Street | Spring Valley | 91977 | San Diego | 104 |
| | 18 McArthur Place | Bakersfield | 93308 | Kern | 70 |
| | 1100 Consuelo St. | Delano | 93215 | Kern | 62 |
| | 1107 Francisco St | Berkeley | 94701 | Alameda | 75 |
| | 1161 Francisco St | Berkeley | 94701 | Alameda | |
| | 1323 Channing Way | Berkeley | 94701 | Alameda | |
| | 1360 Dwight Way | Berkeley | 94702 | Alameda | |
| | 2450 Valley St | Berkeley | 94701 | Alameda | |
| | 1402 MLK Jr. Way | Berkeley | 94709 | Alameda | |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1500 7th St | Berkeley | 94701 | Alameda | |
| | 1903 Ward St | Berkeley | 94701 | Alameda | |
| | 2024 Virigina St | Berkeley | 94709 | Alameda | |
| | 2725 Sojourner Truth Ct | Berkeley | 94701 | Alameda | |
| | 1812 Fairview St | Berkeley | 94703 | Alameda | |
| | 1512 Alcatraz Ave | Berkeley | 94701 | Alameda | |
| | 1605 Stuart St | Berkeley | 94703 | Alameda | |
| | 3016 Harper St | Berkeley | 94701 | Alameda | |
| | 2231 8th St | Berkeley | 94701 | Alameda | |
| | 21659 Montgomery Avenue | Hayward | 94541 | Alameda | 50 |
| | 1320 Addison Street | Berkeley | 94702 | Alameda | 150 |
| | 1601 165th Ave | San Leandro | 94578 | Alameda | 116 |
| | 225 Bennett Hill Court | Vacaville | 95688 | Solano | 64 |
| | 470 Rocky Hill Road | Vacaville | 95688 | Solano | |
| | 282 Danze Dr | San Jose | 95111 | Santa Clara | 100 |
| | 655 W. Naomi Avenue | Arcadia | 91007 | Los Angeles | 101 |
| | 1929 E. 122nd Street | Compton | 90222 | Los Angeles | 60 |
| | 600 E. 4th Street | Long Beach | 90802 | Los Angeles | 100 |
| | 508 East Mission Avenue | Escondido | 92025 | San Diego | 61 |
| | 420 Maple Street | West Sacramento | 95691 | Yolo | 40 |
| | 1751 Carroll Avenue | San Francisco | 94124 | San Francisco | 121 |
| | Potomac Ridge Road | San Diego | 92127 | San Diego | 100 |
| | 400 20th Street | Bakersfield | 93301 | Kern | 56 |
| | 3429 43rd St | San Diego | 92105 | San Diego | 132 |
| | 3535 43rd St | San Diego | 92105 | San Diego | |
| | 3536 43rd St | San Diego | 92105 | San Diego | |
| | 3820 43rd St | San Diego | 92105 | San Diego | |
| | 4085 44th St | San Diego | 92105 | San Diego | |
| | 4251 44th St | San Diego | 92105 | San Diego | |
| | 4048 48th St | San Diego | 92105 | San Diego | |
| | 4217 Euclid Ave | San Diego | 92105 | San Diego | |
| | 4165 Highland Ave | San Diego | 92105 | San Diego | |
| | 3604 Van Dyke Ave | San Diego | 92105 | San Diego | |
| | 1972 Los Feliz Drive | Thousand Oaks | 91362 | Ventura | 20 |
| | 14th and Market Street | San Diego | 92101 | San Diego | 53 |
| | 25942 E. Baseline Street | Highland | 92410 | San Bernardino | 168 |
| | North of Carmelita Court | Oxnard | 93030 | Ventura | 64 |
| | Ranch Parkway South & Alton | Lake Forest | 92630 | Orange | 189 |
| | 1324 W. Sycamore Street | Willows | 95988 | Glenn | 49 |
| | 9972 Juniper Avenue | Fontana | 92335-6644 | San Bernardino | 63 |
| | 621 East Avenue I | Lancaster | 93535 | Los Angeles | 91 |
| | 14900 Arlette Drive | Victorville | 92394 | San Bernardino | 101 |
| | 1150 North Willow Ave | Rialto | 92376 | San Bernardino | 100 |
| | 43331 30th Street West | Lancaster | 93536 | Los Angeles | 61 |
| | 45151 Fern Avenue | Lancaster | 83534 | Los Angeles | 76 |
| | 107 Avendia Serra | San Clemente | 92673 | Orange | 19 |
| | 7807 Juniper Avenue | Fontana | 92336 | San Bernardino | 55 |
| | 1400 San Leadro Boulevard | San Leandro | 94577 | Alameda | 115 |
| | 55 Laguna Street | San Francisco | 94102 | San Francisco | 40 |
| | 555 Main Street | Morro Bay | 93442 | San Luis Obispo | 21 |
| | 9997 Feron Blvd. | Rancho Cucamong | 91730 | San Bernardino | 88 |
| | Rohnerville Rd and Smith Lane | Fortuna | 95540 | Humboldt | 25 |
| | 360 Silver Bend Way | Auburn | 95603 | Placer | 64 |
| | 990 E. Springfield Avenue | Reedley | 93654 | Fresno | 76 |
| | 547 Lewis Avenue | San Andreas | 95249 | Calaveras | 30 |
| | Tache Way at Warthan Street | Coalinga | 93210 | Fresno | 81 |
| | Ramona Boulevard and Maine | Baldwin Park | 91706 | Los Angeles | 70 |
| | 3005 E. Main Street | Ventura | 93003 | Ventura | 40 |
| | 2100 Hoover Avenue | National City | 91950 | San Diego | 109 |
| | Foster City Boulevard at Balclu | Foster City | 94404 | San Mateo | 66 |
| | 1758 Laurel Avenue | Solvang | 93463 | Santa Barbara | 45 |
| | North Avenue and J Street | Sanger | 93657 | Fresno | 45 |
| | 114 12th Street | Greenfield | 93927 | Monterey | 32 |
| | Newcomb St & Henderson Ave | Porterville | 93257 | Tulare | 80 |
| | 625 Rembrandt Street | Bakersfield | 93306 | Kern | 34 |
| | 3215 3rd Street | Long Beach | 90814 | Los Angeles | 25 |
| | W. Palmer and S. Siskiyou | Huron | 93234 | Fresno | 25 |
| | 2352 Meadow Way | Santa Rosa | 95404 | Sonoma | 52 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 280 E Street | Arcata | 95521 | Humboldt | 32 |
| | 3201 Pine Street | Paso Robles | 93446 | San Luis Obispo | 70 |
| | Stanton Avenue & Orangethor | Buena Park | 90621 | Orange | 70 |
| | 700 Idyllwind Drive | San Jacinto | 92583 | Riverside | 38 |
| | 1251 Palomares Avenue | La Verne | 91750 | Los Angeles | 36 |
| | 313 South Street | San Luis Obispo | 93401 | San Luis Obispo | 43 |
| | 620 E. Maude Avenue | Sunnyvale | 94085 | Santa Clara | 58 |
| | 605 Willow Road | Menlo Park | 94025 | San Mateo | 60 |
| | 156 East Saint John Street | San Jose | 95112-5510 | Santa Clara | 102 |
| | 592 Grand Ave | San Marcos | 92078 | San Diego | 65 |
| | 942 W. Holt Avenue | Pomona | 91768 | Los Angeles | 62 |
| | 360 Sutton Way | Grass Valley | 95945 | Nevada | 78 |
| | 639 West Worth Street | Stockton | 95206 | San Joaquin | 31 |
| | 1110 Jackson Street | Oakland | 94607 | Alameda | 71 |
| | 17310 Hwy 12 | Sonoma | 95476 | Sonoma | 60 |
| | 3937 Iowa Street | San Diego | 92104 | San Diego | 120 |
| | 1453 Fourth Avenue | San Diego | 92101 | San Diego | 100 |
| | 18028 Valley Boulevard | Bloomington | 92316 | San Bernardino | 106 |
| | 1555 South Avenue | Orange Cove | 93646 | Fresno | 188 |
| | 7975 Sherwood Blvd. | Los Molinos | 96055 | Tehama | 35 |
| | 825 Delta Lane | West Sacramento | 95691 | Yolo | 77 |
| | Moon Lane and Hwy 96 | Hoopa | 95546 | Humboldt | 12 |
| | 1625 San Carlos Street | Selma | 93662 | Fresno | 48 |
| | 400 Morgan Street | Winters | 95694 | Yolo | 38 |
| | Refugio Road and Mission Dri | Santa Ynez | 93460 | Santa Barbara | 60 |
| | 236 S Ramona Ave | Monterey Park | 91754 | Los Angeles | 31 |
| | 534 N Chandler Ave | Monterey Park | 91754 | Los Angeles | |
| | 321 E Pomona Blvd | Monterey Park | 91754 | Los Angeles | |
| | Refugio Road and Mission Dri | Santa Ynez | 93460 | Santa Barbara | 27 |
| | 41152 Fremont Boulevard | Fremont | 94538 | Alameda | 64 |
| | 134 E. Rossi Street | Salinas | 93901 | Monterey | 41 |
| | 755 Luther Road | Red Bluff | 96080 | Tehama | 89 |
| | 855 Luther Road | Red Bluff | 96080 | Tehama | |
| | 800 Jasper Place | Yreka | 96067 | Siskiyou | 55 |
| | Badger St and Orlando Ave | Lost Hills | 93249 | Kern | 81 |
| | 2901 Riverpark Boulevard | Oxnard | 93036 | Ventura | 53 |
| | 22744 Eastpark Drive | Yorba Linda | 92885 | Orange | 69 |
| | Valencia Avenue and E. 9th St | San Bernardino | 92410 | San Bernardino | 76 |
| | 1500 Page Street | San Francisco | 94117-2018 | San Francisco | 17 |
| | 15888 Hesperian Blvd. | San Lorenzo | 94580 | Alameda | 77 |
| | 512 E. Weber Ave | Stockton | 95202 | San Joaquin | 40 |
| | 541 N. Fulton St | Fresno | 93728 | Fresno | 45 |
| | 4532 E. Hamilton Ave | Fresno | 93702 | Fresno | |
| | 1101 Main Street | Half Moon Bay | 94109 | San Mateo | 36 |
| | 720 Fifth Avenue Court | Monrovia | 91016-3176 | Los Angeles | 115 |
| | 1120 San Ysidro Blvd | San Ysidro | 92101 | San Diego | 161 |
| | 1855 9th St. | Santa Monica | 90404 | Los Angeles | 41 |
| | 1444 14th St. | Santa Monica | 90404 | Los Angeles | |
| | 2006 20th St. | Santa Monica | 90404 | Los Angeles | |
| | 658 S. Ferris Ave. | Los Angeles | 90022 | Los Angeles | 21 |
| | 16000 Villa Yorba Lane | Huntington Beach | 92647 | Orange | 198 |
| | 721 Bay Street | Santa Cruz | 95060 | Santa Cruz | 94 |
| | 960 Triangle Court | Richmond | 94801 | Contra Costa | 156 |
| | 568 Stege Avenue | Richmond | 94804 | Contra Costa | |
| | 3590 19th Street | San Francisco | 94110 | San Francisco | 50 |
| | 3298 25th Street | San Francisco | 94110 | San Francisco | |
| | 220 N. Glenwood Avenue | Rialto | 92376 | San Bernardino | 144 |
| | 2148 Jasmine Street | Delano | 93215 | Kern | 90 |
| | 2516 W. 1st St. | Santa Ana | 92703 | Orange | 54 |
| | 1239 Turk Street | San Francisco | 94115 | San Francisco | 98 |
| | 261 East Alaska Avenue | Fairfield | 94533 | Solano | 92 |
| | 390 E. Leland Rd | Pittsburg | 94565 | Contra Costa | 145 |
| | 298 West Chanslor Avenue | Richmond | 94801 | Contra Costa | 100 |
| | 321 S Calle El Segundo | Palm Springs | 92262 | Riverside | 76 |
| | 1303 S Street | Bakersfield | 93301 | Kern | 62 |
| | 280 Beale Street | San Francisco | 94105-1902 | San Francisco | 70 |
| | 20 Harbour Way | Richmond | 94801 | Contra Costa | 62 |
| | 2662 First Street | Napa | 94558 | Napa | 41 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 6105 Sunset Boulevard | Rocklin | 95677 | Placer | 67 |
| | 205 Canyon Court | Colfax | 95713 | Placer | 67 |
| | 2360 Samaritan Place | San Jose | 95124 | Santa Clara | 153 |
| | 7025 Friends Ave. | Whittier | 90602 | Los Angeles | 75 |
| | 1384 Katherine Road South | Simi Valley | 93063 | Ventura | 31 |
| | 345 E. Commonwealth Avenu | Fullerton | 92832 | Orange | 95 |
| | 2175 Market Street | San Francisco | 94114 | San Francisco | 19 |
| | 32101 McCoy Road | Soledad | 93960 | Monterey | 44 |
| | 5600 Cottle Rd | San Jose | 95112 | Santa Clara | 200 |
| | Lexington Avenue and Great C | San Jose | 95112 | Santa Clara | 134 |
| | 112 Middle Point Road | San Francisco | 94124 | San Francisco | 107 |
| | 1310 Royal Oaks Drive | Duarte | 91010 | Los Angeles | 75 |
| | 1260 Third Avenue | Chula Vista | 91911 | San Diego | 100 |
| | 971 Forselles Way | Hayward | 94544 | Alameda | 62 |
| | 786 Kawana Springs Road | Santa Rosa | 95404 | Sonoma | 66 |
| | 1665 Aston Avenue | Santa Rosa | 95404 | Sonoma | |
| | 350 Friedell Street | San Francisco | 94124 | San Francisco | 60 |
| | Avila Avenue and Parlier Aven | Parlier | 93648 | Fresno | 24 |
| | 100 Ridge Valley Drive | Irvine | 92618 | Orange | 221 |
| | 1009 Howard Street | San Francisco | 94103 | San Francisco | 67 |
| | 327 Willie James Jones Avenu | San Diego | 92102 | San Diego | 32 |
| | 4339 Elizabeth Street | Cudahy | 90201 | Los Angeles | 100 |
| | 961 Sharmon Palms Lane | Campbell | 95008 | Santa Clara | 60 |
| | 1730 Third Avenue | San Diego | 92101 | San Diego | 152 |
| | 250 North Pacific Ave. | Orcutt | 93455 | Santa Barbara | 16 |
| | 5575 Armitos Avenue | Goleta | 93117 | Santa Barbara | 14 |
| | 370 Mathilda Drive | Goleta | 93117 | Santa Barbara | 68 |
| | 1055 9th Avenue | San Diego | 92101 | San Diego | 156 |
| | 300 Burton Mesa Boulevard | Lompoc | 93436 | Santa Barbara | 80 |
| | 360 Meridian Ave | San Jose | 95126 | Santa Clara | 90 |
| | 355 Race Street | San Jose | 95126 | Santa Clara | 140 |
| | 18400 Tuolumne Road | Tuolumne | 95379 | Tuolumne | 52 |
| | 193 Heritage Lane | Dixon | 95620 | Solano | 60 |
| | 9915 Maple Park | Live Oak | 95953 | Sutter | 35 |
| | 1900 Poco Way | San Jose | 95116 | Santa Clara | 130 |
| | 1150 Webster Street | San Francisco | 94115 | San Francisco | 68 |
| | 990 College Ave | St. Helena | 94574 | Napa | 80 |
| | 2361 Bass Lake Road | Cameron Park | 95682 | El Dorado | 88 |
| | 16576 Sultana Street | Hesperia | 92345 | San Bernardino | 89 |
| | 150 South 19th Avenue | Lemoore | 93245 | Kings | 80 |
| | 2600 Arelious Walker Drive | San Francisco | 94121 | San Francisco | 93 |
| | 433 Aida Way | South San Francisc | 94080 | San Mateo | 179 |
| | 1079 Johnson Drive | Ventura | 93003 | Ventura | 101 |
| | 9620 Telephone Road | Ventura | 93004 | Ventura | |
| | 1635 Tremont Drive | Santa Cruz | 95062 | Santa Cruz | 76 |
| | 2700 Arelious Walker Drive | San Francisco | 94121 | San Francisco | 91 |
| | 1355 Callen Street | Vacaville | 95688 | Solano | 66 |
| | 6000 Carmel Valley Road | San Diego | 92130 | San Diego | 107 |
| | 105 Avenida Presidio | San Clemente | 92672 | Orange | 72 |
| | 628 Mikkelsen Drive | Auburn | 95603 | Placer | 50 |
| | 649 Pilgrim Terrace Drive | Santa Barbara | 93101 | Santa Barbara | 84 |
| | 14135 Cerise Avenue | Hawthorne | 90250 | Los Angeles | 127 |
| | Carmel Valley Rd and Clarkvie | San Diego | 92130 | San Diego | 96 |
| | 1453 Fourth Avenue | San Diego | 92101 | San Diego | 105 |
| | 6000 Carmel Valley Road | San Diego | 92130 | San Diego | 90 |
| | NW corner of Grand Avenue a | San Marcos | 92078 | San Diego | 42 |
| | 500 I.O.O.F. Avenue | Gilroy | 95020 | Santa Clara | 111 |
| | 1451 Atlantic Ave | Long Beach | 90813 | Los Angeles | 75 |
| | N Belmont Road & Fairway Dr | Exeter | 93221 | Tulare | 25 |
| | 2000 River Avenue | Long Beach | 90810 | Los Angeles | 120 |
| | N. Highland Street and W. Wre | Visalia | 93291 | Tulare | 36 |
| | 9400 International Blvd | Oakland | 94603 | Alameda | 59 |
| | 900 W. Pleasant Avenue | Tulare | 93274 | Tulare | 40 |
| | 377 W Mt. Diablo Ave | Tracy | 95376 | San Joaquin | 37 |
| | 5358 Carrington Circle | Stockton | 95210 | San Joaquin | 60 |
| | 1105 Tulare Street | Parlier | 93648 | Fresno | 41 |
| | 394 Wallis Avenue | Gustine | 95322 | Merced | 34 |
| | 801 Lyons Bald Mountain Roa | Sonora | 95370 | Tuolumne | 42 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1675 First Street | Lincoln | 95648 | Placer | 44 |
| | 1233 G Street | Reedley | 93654 | Fresno | 55 |
| | 7302 Santa Monica Boulevard | West Hollywood | 90046 | Los Angeles | 77 |
| | 12701 S. Willowbrook Ave. | Compton | 90222 | Los Angeles | 61 |
| | 2250 Walnut Avenue | Fresno | 93706 | Fresno | 64 |
| | 144 Mun Kwok Ln | Stockton | 95202 | San Joaquin | 112 |
| | 1435 Imperial Ave. | San Diego | 92101 | San Diego | 63 |
| | O Street & 13th Street | Arcata | 95521 | Humboldt | 18 |
| | 1264 P Street | Firebaugh | 93622 | Fresno | 30 |
| | 116 East Baker Street | Winters | 95694 | Yolo | 44 |
| | 890 Buena Vista Road | Hollister | 95023 | San Benito | 41 |
| | 3135 Harper Street | Berkeley | 94703 | Alameda | 42 |
| | 3901 Briggs Street | Jurupa Valley | 92509 | Riverside | 39 |
| | 112 Middle Point Road | San Francisco | 94124 | San Francisco | 72 |
| | 1545 Rosemarie Lane | Stockton | 95207 | San Joaquin | 82 |
| | 7306 Marbrisa Ave | Huntington Park | 90255 | Los Angeles | 36 |
| | 7301 Santa Fe Ave | Huntington Park | 90255 | Los Angeles | |
| | 5003 Imperial Avenue | San Diego | 92113 | San Diego | 45 |
| | Ida Street & N Street | Live Oak | 95953 | Sutter | 56 |
| | 1500 E Hill St | Signal Hill | 90755 | Los Angeles | 72 |
| | 600 S. Dudley Street | Pomona | 91766 | Los Angeles | 84 |
| | 575 Mobley Lane | Hemet | 92543 | Riverside | 41 |
| | 2358 University Avenue | East Palo Alto | 94303 | San Mateo | 41 |
| | 22701 Davidson Drive | San Joaquin | 93660 | Fresno | 70 |
| | 100 Healdsburg Avenue | Cloverdale | 95425 | Sonoma | 32 |
| | 6215 Ocotillo Avenue | Twentynine Palms | 92277 | San Bernardino | 65 |
| | 999 West El Monte Way | Dinuba | 93618 | Tulare | 40 |
| | 979 Cherry Avenue | Beaumont | 92223 | Riverside | 30 |
| | 1832 Apsuun | Yreka | 96097 | Siskiyou | 30 |
| | 6800 Mission Street | Daly City | 94014 | San Mateo | 52 |
| | Butterfield Blvd. and Barrett A | Morgan Hill | 95037 | Santa Clara | 114 |
| | 2490 | Richmond | 94806 | Contra Costa | 401 |
| | 100 Amelia Court | Oxnard | 93030 | Ventura | 144 |
| | 1166 N. Escondido Blvd | Escondido | 92026 | San Diego | 44 |
| | 550 24th Street | Oakland | 94612 | Alameda | 201 |
| | 1500 Marina Vista | San Mateo | 94404 | San Mateo | 92 |
| | 425 South Oleander Ave. | Compton | 90220 | Los Angeles | 135 |
| | 460 East Washington Avenue | Escondido | 92026 | San Diego | 91 |
| | 555 Crespi Drive | Pacifica | 94044 | San Mateo | 100 |
| | 1227 Hampshire Street | San Francisco | 94110 | San Francisco | 50 |
| | 712 Sycamore Lane | Petaluma | 94952 | Sonoma | 23 |
| | 109 Magnolia Avenue | Petaluma | 94952 | Sonoma | 90 |
| | 588 Mission Bay Boulevard Nc | San Francisco | 94158 | San Francisco | 200 |
| | Irvine Blvd & Pusan Way | Irvine | 92618 | Orange | 256 |
| | 10960 Oakview Drive | Hanford | 93230 | Kings | 88 |
| | E. Davis Drive & N. Crawford A | Dinuba | 93618 | Tulare | 44 |
| | 782 A Street | Hayward | 94541 | Alameda | 60 |
| | 200 South Market Street | San Jose | 95113 | Santa Clara | 165 |
| | 3333 Pacific Place | Long Beach | 90806 | Los Angeles | 296 |
| | 800 Presido Avenue | San Francisco | 94115 | San Francisco | 50 |
| | 12279 3rd Street | Yucaipa | 92399 | San Bernardino | 50 |
| | 815 N Harbor Blvd | Santa Ana | 92703 | Orange | 70 |
| | 3314 W. Beverly Blvd | Los Angeles | 90004 | Los Angeles | 40 |
| | 4981 Market Street | San Diego | 92102 | San Diego | 52 |
| | Satterfield Way & Notre Dame | Chino | 91710 | San Bernardino | 200 |
| | 1148 N. Lemon Street | Orange | 92867 | Orange | 82 |
| | 1662 Rory Lane | Simi Valley | 93063 | Ventura | 69 |
| | Spring Oak Road | Camarillo | 93010 | Ventura | 60 |
| | 10882 Stanford Avenue | Garden Grove | 92840 | Orange | 47 |
| | 615 E. Virginia Way | Barstow | 92311 | San Bernardino | 76 |
| | 15 Liberty | Aliso Viejo | 92656 | Orange | 202 |
| | 2317 West Avenue J-8 | Lancaster | 93536 | Los Angeles | 77 |
| | 260 North Midway Drive | Escondido | 92027 | San Diego | 200 |
| | 4370 Mayberry Street | San Diego | 92113 | San Diego | 70 |
| | 131 South Kellogg | Goleta | 93117 | Santa Barbara | 83 |
| | 1276 Oak Avenue | Greenfield | 93927 | Monterey | 48 |
| | 200 East 10th Street | Gilroy | 95020 | Santa Clara | 262 |
| | N Street and 5th Street | March Air Force Ba | 92518 | Riverside | 138 |

**APPENDIX B**
**AB 693 - LIHTC QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 60 North Third Street | San Jose | 95112 | Santa Clara | 216 |
| | 1235 North Highland Avenue | Duarte | 91010 | Los Angeles | 42 |
| | 5819 Riverside Drive | Chino | 91710-4467 | San Bernardino | 40 |
| | 420 Sands Drive | San Jose | 95125 | Santa Clara | 112 |
| | 6707 Golden Gate Drive | Dublin | 94568 | Alameda | 66 |
| | 1769 Goss Street | Oakland | 94607 | Alameda | 114 |
| | 2555 International Blvd. | Oakland | 94601 | Alameda | |
| | 9550 Oak Street | Bellflower | 90706 | Los Angeles | 144 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 15 NORTH THIRD STREET | ALHAMBRA | 91801 | Los Angeles | 75 |
| | 89 S. Chapel Avenue | Alhambra | 91801 | Los Angeles | 67 |
| | 2691 North Lincoln Ave | ALTADENA | 91001 | Los Angeles | 25 |
| | 1400 A ST | ANTIOCH | 94509 | Contra Costa | 50 |
| | 3420 Deer Valley Rd | Antioch | 94531 | Contra Costa | 65 |
| | 1860 VIA PACIFICA | APTOS | 95003 | Santa Cruz | 80 |
| | 901 GAIL AVE | ARBUCKLE | 95912 | Colusa | 50 |
| | 655 W NAOMI AVE | ARCADIA | 91007 | Los Angeles | 101 |
| | 2575 ALLIANCE RD | ARCATA | 95521 | Humboldt | 135 |
| | 1061 HALLEN DR | ARCATA | 95521 | Humboldt | 40 |
| | 365 S ELM ST | ARROYO GRANI | 93420 | San Luis Obispc | 61 |
| | 112 RICHARD ST | ARVIN | 93203 | Kern | 60 |
| | 1501 BEAR MOUNTAIN BLVD | ARVIN | 93203 | Kern | 57 |
| | 701 Auburn Ravine Rd | Auburn | 95603 | Placer | 50 |
| | 750 AUBURN RAVINE RD | AUBURN | 95603 | Placer | 158 |
| | 535 Sacramento Street | Auburn | 95603 | Placer | 60 |
| | 600 AUBURN RAVINE RD | AUBURN | 95603 | Placer | 60 |
| | 222 GOODMAN ST | BAKERSFIELD | 93305 | Kern | 12 |
| | 4948 BUCKLEY WAY | BAKERSFIELD | 93309 | Kern | 20 |
| | 500 R St | Bakersfield | 93304 | Kern | 80 |
| | 815 Decatur | BAKERSFIELD | 93308 | Kern | 25 |
| | 414 REAL RD | BAKERSFIELD | 93309 | Kern | 16 |
| | 600 FAIRFAX RD | BAKERSFIELD | 93306 | Kern | 85 |
| | 2701 South Real Road Apartment No. 1 | BAKERSFIELD | 93309 | Kern | 20 |
| | 6300 SUMMERFIELD DR | BAKERSFIELD | 93313 | Kern | 18 |
| | 6000 WHITE LN | BAKERSFIELD | 93309 | Kern | 60 |
| | 2601 SUNNY LN | BAKERSFIELD | 93305 | Kern | 40 |
| | 14315 CLARK ST | BALDWIN PARK | 91706 | Los Angeles | 78 |
| | 3243 Frazier St | BALDWIN PARK | 91706 | Los Angeles | 60 |
| | 13870 RAMONA BLVD | BALDWIN PARK | 91706 | Los Angeles | 49 |
| | 12728 Torch St | Baldwin Park | 91706 | Los Angeles | 36 |
| | 3834 MONTEREY AV | BALDWIN PARK | 91706 | Los Angeles | 75 |
| | 14442 E PACIFIC AVE | BALDWIN PARK | 91706 | Los Angeles | 75 |
| | 615 E VIRGINIA WAY | BARSTOW | 92311 | San Bernardino | 76 |
| | 752 PENNSYLVANIA AV | BEAUMONT | 92223 | Riverside | 50 |
| | 6719 WOODWARD | BELL | 90201 | Los Angeles | 4 |
| | 4324 FLORENCE AVE | BELL | 90201 | Los Angeles | 72 |
| | 6850 FLORENCE AVE | BELL GARDENS | 90201 | Los Angeles | 74 |
| | 9550 E OAK ST | BELLFLOWER | 90706 | Los Angeles | 144 |
| | 9560 Oak St | Bellflower | 90706 | Los Angeles | 26 |
| | 2400 CARLMONT DR | BELMONT | 94002 | San Mateo | 164 |
| | 825 OLD COUNTY RD | BELMONT | 94002 | San Mateo | 24 |
| | 1910 Hearst ST | BERKELEY | 94709 | Alameda | 12 |
| | 2501 SACRAMENTO STREET | BERKELEY | 94704 | Alameda | 16 |
| | 2577 San Pablo Avenue | BERKELEY | 94704 | Alameda | 28 |
| | 1909 CEDAR ST | BERKELEY | 94709 | Alameda | 46 |
| | 1499 ALCATRAZ AVENUE | BERKELEY | 94702 | Alameda | 40 |
| | 819 Hearst Avenue | BERKELEY | 94710 | Alameda | 62 |
| | 2951 DERBY ST | BERKELEY | 94705 | Alameda | 169 |
| | 1431-33 OXFORD STREET | BERKELEY | 94709 | Alameda | 10 |
| | 1617 RUSSELL ST | BERKELEY | 94703 | Alameda | 35 |
| | 2017 STUART ST | BERKELEY | 94703 | Alameda | 57 |
| | 1320 ADDISON ST | BERKELEY | 94702 | Alameda | 150 |
| | 1471 ADDISON | BERKELEY | 94702 | Alameda | 48 |
| | 225 N CRESCENT DR | BEVERLY HILLS | 90210 | Los Angeles | 151 |
| | 18167 MINDANAO ST | BLOOMINGTON | 92316 | San Bernardino | 4 |
| | 10656 MAPLE ST | BLOOMINGTON | 92316 | San Bernardino | 4 |
| | 18169 GREGORY STREET | BLOOMINGTON | 92316 | San Bernardino | 3 |
| | 161 Sycamore Avenue | BRENTWOOD | 94513 | Contra Costa | 40 |
| | 7551 ORANGETHORPE AVE | BUENA PARK | 90621 | Orange | 100 |
| | 8361 KNOTT AVE | BUENA PARK | 90620 | Orange | 11 |
| | 2105 E PONDEROSA DR | CAMARILLO | 93010 | Ventura | 91 |
| | 1700-1760 LEWIS RD | CAMARILLO | 93011 | Ventura | 24 |
| | 250 BUDD AVE | CAMPBELL | 95008 | Santa Clara | 102 |
| | 825 S San Tomas Aquino Road | CAMPBELL | 95008 | Santa Clara | 100 |
| | 1655 WINCHESTER BOULEVARD | CAMPBELL | 95008 | Santa Clara | 156 |
| | 3245 Clares St | Capitola | 95010 | Santa Cruz | 25 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 6205 Alverton Dr | Carlsbad | 92009 | San Diego | 6 |
| | 648 MAPLE ST | CARPINTERIA | 93013 | Santa Barbara | 6 |
| | 21811 SO. MAIN ST | CARSON | 90745 | Los Angeles | 101 |
| | 22222-28 GRACE AVE bldg A,B,C,D | CARSON | 90745 | LOS ANGELES | 38 |
| | 34445 CORREGIDOR DR | CATHEDRAL CIT | 92234 | RIVERSIDE | 50 |
| | 820 WEST 4TH AVE | CHICO | 95926 | Butte | 116 |
| | 1650 FOREST AVE | CHICO | 95928 | Butte | 80 |
| | 2058 HARTFORD DR | CHICO | 95928 | Butte | 20 |
| | 2001 Notre Dame Blvd. | Chico | 95928 | Butte | 50 |
| | 120 PARMAC RD | CHICO | 95926 | Butte | 38 |
| | 25 VIA LA PAZ | CHICO | 95928 | Butte | 24 |
| | 650 MANZANITA AVE | CHICO | 95926 | Butte | 59 |
| | 377 Rio Lindo Avenue | Chico | 95926 | Butte | 10 |
| | 12855 OAKS AVE | CHINO | 91710 | San Bernardino | 84 |
| | 5819 RIVERSIDE DR | CHINO | 91710 | San Bernardino | 40 |
| | 900 HOSPITAL DR | CHOWCHILLA | 93610 | Madera | 45 |
| | 1260 3RD AVE | CHULA VISTA | 91911 | San Diego | 100 |
| | 636 3RD AVE | CHULA VISTA | 91910 | San Diego | 75 |
| | 1730 N Towne Ave | Claremont | 91711 | Los Angeles | 23 |
| | 1732 Kirker Pass Rd | Clayton | 94517 | Contra Costa | 20 |
| | 6215 OLD HIGHWAY 53 | CLEARLAKE | 95422 | Lake | 40 |
| | 75 Lake Street | Clearlake Oaks | 95423 | Lake | 23 |
| | 51 Barstow Avenue | CLOVIS | 93612 | Fresno | 75 |
| | 101 Barstow Avenue | Clovis | 93612 | Fresno | 60 |
| | 141 S 3rd St Apt 127 | Coalinga | 93210 | Fresno | 52 |
| | 500 PACIFIC ST | COALINGA | 93210 | Fresno | 65 |
| | 301 W Polk ST | COALINGA | 93210 | Fresno | 102 |
| | 205 CANYON VIEW RD | COLFAX | 95713 | Placer | 67 |
| | 85 REINER ST | COLMA | 94014 | San Mateo | 20 |
| | 1431 WESCOTT RD | COLUSA | 95932 | Colusa | 30 |
| | 232 E Carson St | Colusa | 95932 | Colusa | 30 |
| | 6201 EMIL AVE | COMMERCE | 90040 | Los Angeles | 10 |
| | 6725 E GAGE AVE | COMMERCE | 90040 | Los Angeles | 68 |
| | 7010 WATCHER ST | COMMERCE | 90040 | LOS ANGELES | 4 |
| | 7131 Gage ST | COMMERCE | 90040 | Los Angeles | 24 |
| | 7100 E GAGE AVE | COMMERCE | 90040 | Los Angeles | 75 |
| | 1101 N CENTRAL AVE | COMPTON | 90222 | Los Angeles | 50 |
| | 700 W LAUREL ST. A210 | COMPTON | 90221 | Los Angeles | 164 |
| | 1935 E 122ND ST | COMPTON | 90222 | Los Angeles | 60 |
| | 1001 W CRESSEY ST | COMPTON | 90220 | Los Angeles | 75 |
| | 425 SO OLEANDER AVE | COMPTON | 90220 | Los Angeles | 114 |
| | 415 SOUTH OLEANDER AVE | COMPTON | 90220 | Los Angeles | 21 |
| | 12600 S COMPTON AVE | COMPTON | 90222 | Los Angeles | 40 |
| | 2401 Bonificio Street | CONCORD | 94520 | Contra Costa | 12 |
| | 4455 Melody Dr | Concord | 94521 | Contra Costa | 80 |
| | 2141 CALIFORNIA ST | CONCORD | 94520 | Contra Costa | 20 |
| | 2222 PACHECO BLVD | CONCORD | 94520 | Contra Costa | 196 |
| | 651 TOOMES AVE | CORNING | 96021 | Tehama | 80 |
| | 910 S Belle Ave | Corona | 92882 | Riverside | 36 |
| | 2680 South Main Street | CORONA | 92882 | RIVERSIDE | 75 |
| | 779 FORD STREET | CORONA | 92879 | RIVERSIDE | 7 |
| | 1275 W 8th St | Corona | 92882 | Riverside | 40 |
| | 2800 PACIFIC VIEW DR | CORONA DEL M | 92625 | Orange | 100 |
| | 678 W . 19 Street | COSTA MESA | 92627 | Orange | 270 |
| | 1840 PARK AVE | COSTA MESA | 92627 | Orange | 75 |
| | 42 CHARLES STREET | COTATI | 94931 | Sonoma | 48 |
| | 770 E COTATI AVE | COTATI | 94931 | Sonoma | 37 |
| | 298 E COTATI AVE | COTATI | 94931 | Sonoma | 28 |
| | 19525 COVINA BLVD | COVINA | 91724 | Los Angeles | 44 |
| | 20420 E ARROW HWY | COVINA | 91724 | Los Angeles | 96 |
| | 1755 NORTHCREST DR | CRESCENT CITY | 95531 | Del Norte | 40 |
| | 1212 Wanda St | Crockett | 94525 | Contra Costa | 36 |
| | 4222 Van Buren Pl | Culver City | 90232 | Los Angeles | 13 |
| | 3434 Caroline Avenue | CULVER CITY | 90232 | Los Angeles | 3 |
| | 5100 OVERLAND AVE | CULVER CITY | 90230 | Los Angeles | 100 |
| | 5168 SEPULVEDA BLVD | CULVER CITY | 90230 | Los Angeles | 48 |
| | 4215 KEYSTONE AVE | CULVER CITY | 90232 | Los Angeles | 6 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 5901 GREENVALLEY CIRCLE FOXHILLS PINES no.465 | CULVER CITY | 90230 | LOS ANGELES | 4 |
| | 6151 CANTERBURY DR. # 206 | CULVER CITY | 90230 | Los Angeles | 8 |
| | 6000 CANTERBURY DR, #D103; ET AL | CULVER CITY | 90230 | Los Angeles | 8 |
| | 6151 CANTERBURY | CULVER CITY | 90230 | Los Angeles | 8 |
| | 10092 Bianchi WAY | CUPERTINO | 95014 | Santa Clara | 27 |
| | 22449 CUPERTINO RD | CUPERTINO | 95014 | Santa Clara | 100 |
| | 35 Hillcrest Dr | Daly City | 94014 | San Mateo | 39 |
| | 2070 Sullivan Ave | Daly City | 94015 | San Mateo | 50 |
| | 50 E Market St Bldg B | Daly City | 94014 | San Mateo | 120 |
| | 326 Becerra Way | Davis | 95618 | Yolo | 21 |
| | 2525 E 8TH ST | DAVIS | 95616 | Yolo | 15 |
| | 1221 KENNEDY PL | DAVIS | 95616 | Yolo | 70 |
| | 1501 Shasta Dr | Davis | 95616 | Yolo | 68 |
| | 2033 F ST | DAVIS | 95616 | Yolo | 95 |
| | 1635 RANDOLPH ST | DELANO | 93215 | Kern | 43 |
| | 302 GARCES HWY | DELANO | 93215 | Kern | 76 |
| | 4015 Panther Ln | Diamond Spring | 95619 | El Dorado | 16 |
| | 1051 N Eaton AVE | DINUBA | 93618 | Tulare | 40 |
| | 1300 WEST H ST | DIXON | 95620 | Solano | 95 |
| | 1730 Huntington Dr | Duarte | 91010 | Los Angeles | 80 |
| | Huntington Drive | Duarte | 91010 | Los Angeles | 0 |
| | 1901 BUENA VISTA ST | DUARTE | 91010 | Los Angeles | 101 |
| | 1235 N. HIGHLAND AVE | DUARTE | 91010 | Los Angeles | 42 |
| | 1310 ROYAL OAKS DR | DUARTE | 91010 | Los Angeles | 75 |
| | 1562 E MAIN ST | EL CAJON | 92021 | San Diego | 160 |
| | 1562 E Main Street | EL CAJON | 92021 | San Diego | 52 |
| | 180 BALLANTYNE ST | EL CAJON | 92020 | San Diego | 88 |
| | 175 S ANZA ST | EL CAJON | 92020 | San Diego | 75 |
| | 1350 Teton Drive | El Cajon | 92021 | San Diego | 6 |
| | 11025 SAN PABLO AVE | EL CERRITO | 94530 | Contra Costa | 63 |
| | 3436 N TYLER AVE | EL MONTE | 91731 | Los Angeles | 70 |
| | 3843-49 MAXSON RD | EL MONTE | 91732 | LOS ANGELES | 71 |
| | 11905 FERRIS RD | EL MONTE | 91732 | Los Angeles | 70 |
| | 462 Corte Arango | El Sobrante | 94803 | Contra Costa | 9 |
| | 5038 San Pablo Dam RD | EL SOBRANTE | 94803 | Contra Costa | 57 |
| | 4630 APPIAN WAY | EL SOBRANTE | 94803 | Contra Costa | 50 |
| | 1034 - 36TH STREET | EMERYVILLE | 94608 | Alameda | 6 |
| | 4320 SAN PABLO AVE | EMERYVILLE | 94608 | Alameda | 50 |
| | 645 Via Cantebria | Encinitas | 92024 | SAN DIEGO | 44 |
| | 620 MELBA RD APT. 24 | ENCINITAS | 92024 | San Diego | 30 |
| | 500 N MIDWAY DR | ESCONDIDO | 92027 | San Diego | 92 |
| | 1301 LAS VILLAS WAY | ESCONDIDO | 92026 | San Diego | 75 |
| | 333 E ST | EUREKA | 95501 | Humboldt | 36 |
| | 2141 TYDD ST | EUREKA | 95501 | Humboldt | 152 |
| | 53 TAYLOR DR | FAIRFAX | 94930 | Marin | 70 |
| | 2401 Sir Francis Drake BLVD | FAIRFAX | 94930 | Marin | 12 |
| | 261 E ALASKA AVE | FAIRFIELD | 94533 | Solano | 92 |
| | 1650 Park LN | FAIRFIELD | 94533 | Solano | 64 |
| | 188 E ALASKA AVE | FAIRFIELD | 94533 | Solano | 100 |
| | 693 E Tabor Ave | Fairfield | 94533 | Solano | 64 |
| | 528 De Luz Road | FALLBROOK | 92028 | San Diego | 32 |
| | 1262 Via Encinos Drive | FALLBROOK | 92028 | San Diego | 7 |
| | 16707 MARYGOLD AVE | FONTANA | 92335 | San Bernardino | 151 |
| | 9962,9972,9988 Juniper Avenue | Fontana | 92335 | San Bernardino | 0 |
| | 9971 Juniper Avenue | Fontana | 92235 | San Bernardino | 60 |
| | 7222 SIERRA AVE | FONTANA | 92336 | San Bernardino | 80 |
| | 520 CYPRESS ST | FORT BRAGG | 95437 | Mendocino | 42 |
| | 2130 Smith Lane #24 | FORTUNA | 95540 | Humboldt | 48 |
| | 2321 NEWBERG RD | FORTUNA | 95540 | Humboldt | 30 |
| | 17103 MAGNOLIA ST | FOUNTAIN VALI | 92708 | Orange | 71 |
| | 1955 Pajaro | FREEDOM | 95019 | Santa Cruz | 106 |
| | 1335 MOWRY AVE | FREMONT | 94538 | Alameda | 32 |
| | 40852 Lincoln Street | Fremont | 94538 | Alameda | 14 |
| | 41247 ROBERTS AVE | FREMONT | 94538 | Alameda | 20 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 39548 FREMONT BLVD | FREMONT | 94538 | Alameda | 94 |
| | 3939 MONROE AVE | FREMONT | 94536 | Alameda | 128 |
| | 3599 PENSYLVANIA AVE | FREMONT | 94536 | Alameda | 60 |
| | 4830 E Laurel Ave | Fresno | 93727 | Fresno | 19 |
| | 4327 Cedar | FRESNO | 93726 | Fresno | 146 |
| | 4825 E Fillmore ST | FRESNO | 93727 | Fresno | 90 |
| | 1480 N DELNO ST | FRESNO | 93728 | Fresno | 61 |
| | 4851 N CEDAR AVE | FRESNO | 93726 | Fresno | 100 |
| | 2530 W Fountain Way | FRESNO | 93705 | Fresno | 72 |
| | 3726 N PLEASANT AVE | FRESNO | 93705 | Fresno | 51 |
| | 530 W. FLORADORA AVE | FRESNO | 93728 | Fresno | 149 |
| | 720 W HAWES AVE | FRESNO | 93706 | Fresno | 150 |
| | 5271 E KINGS CANYON RD | FRESNO | 93727 | Fresno | 74 |
| | 855 E LORENA ST | FRESNO | 93706 | Fresno | 46 |
| | 1240 BROADWAY PLZ | FRESNO | 93721 | Fresno | 206 |
| | 7077 N MILLBROOK AVE | FRESNO | 93720 | Fresno | 75 |
| | 3513 N PLEASANT AVE | FRESNO | 93705 | Fresno | 60 |
| | North Marty Avenue | Fresno | 93711 | Fresno | 80 |
| | 5125 N. Marty Avenue | Fresno | 93711 | Fresno | 80 |
| | 1824 FULTON ST | FRESNO | 93721 | Fresno | 158 |
| | 4430 E. Hamilton | Fresno | 93727 | Fresno | 191 |
| | 5675 E BALCH AVE | FRESNO | 93727 | Fresno | 74 |
| | 1717 S Winery Ave | Fresno | 93727 | Fresno | 32 |
| | 4250 N Chestnut | | | | |
| | 4814 E Swift | Fresno | 93726 | Fresno | 39 |
| | 343 W AMERIGE AVE | FULLERTON | 92832 | Orange | 101 |
| | 2200 East Chapman Avenue | FULLERTON | 92831 | Orange | 25 |
| | 2305 N HARBOR BLVD | FULLERTON | 92835 | Orange | 25 |
| | 703 Cedar Street | GARBERVILLE | 95542 | Humboldt | 10 |
| | 725 Cedar St | Garberville | 95542 | Humboldt | 10 |
| | 10931 ACACIA PKWY | GARDEN GROV | 92840 | Orange | 161 |
| | 11441 ACACIA PKY | GARDEN GROV | 92840 | Orange | 65 |
| | 10632 BOLSA AVE | GARDEN GROV | 92643 | Orange | 78 |
| | 15920 Casimir Avenue | GARDENA | 90247 | Los Angeles | 3 |
| | 1715 W 158TH ST | GARDENA | 90247 | LOS ANGELES | 80 |
| | 17100 S PARK LN | GARDENA | 90247 | Los Angeles | 126 |
| | 17150 S PARK LN | GARDENA | 90247 | Los Angeles | 74 |
| | 2010 W. El Segundo Blvd. | Gardena | 90249 | Los Angeles | 37 |
| | 14722 LEMOLI AVE | GARDENA | 90249 | Los Angeles | 28 |
| | 500 i.o.o.f AVE | GILROY | 95020 | Santa Clara | 111 |
| | 181 Pierce Street | GILROY | 95020 | Santa Clara | 54 |
| | 340 N Wabash Ave | GLENDORA | 91741 | Los Angeles | 105 |
| | 6069 Shirrell Way | Goleta | 93117 | Santa Barbara | 13 |
| | 5575-5595 Armitos Ave | Goleta | 93117 | Santa Barbara | 14 |
| | 131 S KELLOGG AVENUE | GOLETA | 93117 | Santa Barbara | 75 |
| | 701 Arnold Way | Half Moon Bay | 94019 | San Mateo | 64 |
| | 1001 MAIN #107-S ST | HALF MOON BA | 94019 | San Mateo | 50 |
| | 10960 Oakview Dr | Hanford | 93230 | Kings | 41 |
| | 1030 North GREEN ST,Apt.G | HANFORD | 93230 | Kings | 10 |
| | 13000 DOTY AVE | HAWTHORNE | 90250 | Los Angeles | 75 |
| | 4536 W 118TH ST | HAWTHORNE | 90250 | Los Angeles | 75 |
| | 27424 TAMPA AVE | HAYWARD | 94544 | Alameda | 78 |
| | 26409 GADDING RD | HAYWARD | 94544 | Alameda | 60 |
| | 21659 Montgomery ST | HAYWARD | 94541 | Alameda | 50 |
| | 22650 ALICE ST | HAYWARD | 94541 | Alameda | 26 |
| | 981 WEST TENNYSON RD | HAYWARD | 94544 | Alameda | 96 |
| | 657 Bartlett AVE | HAYWARD | 94541 | Alameda | 95 |
| | 713 BARTLETT AVE | HAYWARD | 94541 | Alameda | 65 |
| | 1360 Acacia | Hemet | 92544 | Riverside | 18 |
| | 465 N Palm Ave | Hemet | 92543 | Riverside | 65 |
| | 1015 Oakland | Hemet | 92543 | Riverside | 75 |
| | 3251 Highland Ave | Highland | 92346 | San Bernardino | 90 |
| | 850 HILLCREST RD | HOLLISTER | 95023 | San Benito | 116 |
| | 18765 Florida St | Huntington Bea | 92648 | Orange | 185 |
| | 16000 VILLA YORBA LANE | HUNTINGTON E | 92647 | ORANGE | 198 |
| | 36200 N. GIFFEN AVE. | HURON | 93234 | | 50 |
| | 1052 9TH ST | IMPERIAL BEAC | 91932 | San Diego | 100 |
| | 811 N EUCALYPTUS AVE | INGLEWOOD | 90302 | Los Angeles | 93 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| | 510 CENTINELA AVE | INGLEWOOD | 90302 | Los Angeles | 40 |
| | 508 Grace Avenue | Inglewood | 90301 | Los Angeles | 5 |
| | 550 W REGENT, #115; ET AL | INGLEWOOD | 90301 | Los Angeles | 4 |
| | 230 S GREVILLEA AVE | INGLEWOOD | 90301 | Los Angeles | 40 |
| | 151 N LOCUST ST | INGLEWOOD | 90301 | Los Angeles | 104 |
| | 14501 Harvard Ave | Irvine | 92606 | Orange | 24 |
| | 3773 UNIVERSITY DR | IRVINE | 92612 | Orange | 40 |
| | 50 Cornell Apt 21 | Irvine | 92612 | Orange | 161 |
| | 50 TAROCCO ST | IRVINE | 92618 | Orange | 60 |
| | 4251 Margarita St | Irvine | 92604 | Orange | 9 |
| | 1 MONROE | IRVINE | 92620 | Orange | 121 |
| | 2 FLAGSTONE | IRVINE | 92606 | Orange | 248 |
| | 1 Knollglen | Irvine | 92614 | Orange | 120 |
| | 10 Thunder Run #30 | Irvine | 92614 | Orange | 258 |
| | 401 CLINTON RD | JACKSON | 95642 | Amador | 30 |
| | 101 North Cypress | LA HABRA | 90631 | Orange | 56 |
| | 900 LAS LOMAS DRIVE | LA HABRA | 90631 | Orange | 112 |
| | 7410 CUVIER ST | LA JOLLA | 92037 | San Diego | 8 |
| | 8070 Orange Ave | LA MESA | 91941 | San Diego | 128 |
| | 5700 COWLES MOUNTAIN BLVD | LA MESA | 91942 | San Diego | 218 |
| | 15622 AMAR RD | LA PUENTE | 91746 | LOS ANGELES | 96 |
| | 17351 E MAIN ST | LA PUENTE | 91744 | Los Angeles | 121 |
| | 775 NANTES AVE | LA PUENTE | 91744 | Los Angeles | 40 |
| | 2400 SAN DIMAS CYN RD | LA VERNE | 91750 | Los Angeles | 142 |
| | 3512 MORAGA BLVD | LAFAYETTE | 94549 | Contra Costa | 67 |
| | 383 THIRD ST. | LAGUNA BEACH | 92651 | Orange | 25 |
| | 21544 WESLEY DRIVE | LAGUNA BEACH | 92651 | Orange | 71 |
| | 23681 CAMBRIDGE CIR | LAGUNA NIGUE | 92677 | Orange | 56 |
| | 25952 VIA LOMAS | LAGUNA NIGUE | 92653 | Orange | 51 |
| | 24275 Avenida Breve | LAGUNA NIGUE | 92677 | Orange | 100 |
| | 958 Bevins St | Lakeport | 95453 | Lake | 10 |
| | 525 BEVINS ST | LAKEPORT | 95453 | Lake | 36 |
| | 2031 Giselman Street | LAKEPORT | 95453 | Lake | 30 |
| | 10045 Anja Place | LAKESIDE | 92040 | San Diego | 6 |
| | 10200 Aquilla Drive | LAKESIDE | 92040 | San Diego | 6 |
| | 12219 ROBERTS WAY | LAKESIDE | 92040 | San Diego | 85 |
| | 4051 E. CANDLEWOOD ST | LAKEWOOD | 90712 | Los Angeles | 81 |
| | 8800 FAR HILLS AVE | LAMONT | 93241 | Kern | 34 |
| | 10113 STOBAUGH ST | LAMONT | 93241 | Kern | 20 |
| | 3107 W Avenue K4 | LANCASTER | 93536 | Los Angeles | 120 |
| | 44916 N Tenth Street West | Lancaster | 93534 | Los Angeles | 37 |
| | 45151 FERN AVE | LANCASTER | 93534 | Los Angeles | 76 |
| | 711 W JACKMAN ST | LANCASTER | 93534 | Los Angeles | 120 |
| | 6570 W AVENUE L-12 | LANCASTER | 93536 | Los Angeles | 76 |
| | 625 E Avenue I | LANCASTER | 93535 | Los Angeles | 91 |
| | 1037 EAST AVENUE K | LANCASTER | 93535 | Los Angeles | 155 |
| | 4702 W 153RD PL | LAWNDALE | 90260 | Los Angeles | 56 |
| | 8150 BROADWAY | LEMON GROVE | 91945 | San Diego | 100 |
| | 5938 LOWE AVE | LINDA | 95901 | Yuba | 65 |
| | 9400 LARKIN RD | LIVE OAK | 95953 | Sutter | 32 |
| | 1300 S. LIVERMORE AVENUE | LIVERMORE | 94550 | Alameda | 80 |
| | 1140 Mocho St | Livermore | 94550 | Alameda | 12 |
| | | | | | |
| | Corner of Gardella Plaza & Hosker Lane | | | | |
| | 3330, 3338, 3376 Gardella Plaza | LIVERMORE | 94550 | Alameda | 39 |
| | 550 HILLCREST AVE | LIVERMORE | 94550 | Alameda | 55 |
| | 3700 PACIFIC AVE | LIVERMORE | 94550 | Alameda | 75 |
| | 25109 EBONY LN | LOMITA | 90717 | Los Angeles | 67 |
| | 3065 N GOLD STAR DR | LONG BEACH | 90810 | Los Angeles | 348 |
| | 505 W 6TH ST | LONG BEACH | 90802 | Los Angeles | 45 |
| | 2441 Belmont | LONG BEACH | 90805 | Los Angeles | 6 |
| | 408 ELM AVE | LONG BEACH | 90802 | Los Angeles | 24 |
| | 1324 Hellman Ave | LONG BEACH | 90813 | Los Angeles | 4 |
| | 1030 Olive | LONG BEACH | 90813 | LOS ANGELES | 3 |
| | 1430 E 17th St | LONG BEACH | 90813 | LOS ANGELES | 3 |
| | 851 Martin Lurther King | LONG BEACH | 90813 | LOS ANGELES | 2 |
| | 600 E 4TH ST | LONG BEACH | 90802 | Los Angeles | 100 |
| | 225 DEL AMO BLVD | LONG BEACH | 90805 | Los Angeles | 230 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 3801 East Willow Street | LONG BEACH | 90815 | Los Angeles | 50 |
| | 2209-11 Clark Stteet | LONG BEACH | 90815 | LOS ANGELES | 6 |
| | 575 E. Vernon Street | Long Beach | 90806 | Los Angeles | 66 |
| | 2340 4TH ST | LONG BEACH | 90814 | Los Angeles | 93 |
| | 1035 LEWIS AVE | LONG BEACH | 90813 | Los Angeles | 20 |
| | 690 E PACIFIC COAST HWY | LONG BEACH | 90806 | Los Angeles | 50 |
| | 714 Pacific Avenue | LONG BEACH | 90813 | Los Angeles | 183 |
| | 4676 LONG BEACH BLVD. | LONG BEACH | 90805 | Los Angeles | 58 |
| | 1451 ATLANTIC BLVD | LONG BEACH | 90813 | Los Angeles | 75 |
| | 1120 ATLANTIC AVE | LONG BEACH | 90813 | Los Angeles | 148 |
| | 4121 KATELLA AVE | LOS ALAMITOS | 90720 | Orange | 71 |
| | 11015 BUDLONG AVE | LOS ANGELES | 90044 | Los Angeles | 20 |
| | 9215 Hooper Avenue | LOS ANGELES | 90002 | Los Angeles | 35 |
| | 1200 N FAIRFAX AVE | LOS ANGELES | 90046 | Los Angeles | 151 |
| | 4000 Fairmount St | LOS ANGELES | 90063 | Los Angeles | 109 |
| | 822 N Hazard Ave | LOS ANGELES | 90063 | Los Angeles | 100 |
| | 3739 HUBBARD ST | LOS ANGELES | 90023 | Los Angeles | 6 |
| | 337 N MEDNICK AVE | LOS ANGELES | 90022 | LOS ANGELES | 51 |
| | 1212 W 110TH ST | LOS ANGELES | 90044 | Los Angeles | 40 |
| | 10223 PARISE DR | LOS ANGELES | 90614 | LOS ANGELES | 3 |
| | 717-721 E EL SEGUNDO BLVD | LOS ANGELES | 90059 | Los Angeles | 33 |
| | 251 S ARIZONA ST | LOS ANGELES | 90022 | Los Angeles | 75 |
| | 4704 DOZIER ST | LOS ANGELES | 90022 | Los Angeles | 24 |
| | 6415 S. MAKEE ST | LOS ANGELES | 90001 | Los Angeles | 54 |
| | 5860 E HIGHWAY 20 | LUCERNE | 95458 | Lake | 31 |
| | 1976 North Union Rd | MANTECA | 95336 | San Joaquin | 50 |
| | 544 EASTWOOD AVE | MANTECA | 95336 | San Joaquin | 84 |
| | 6 BUCKLEW ST | MARIN CITY | 94965 | Marin | 48 |
| | 913 DRAKE AVE | MARIN CITY | 94965 | Marin | 56 |
| | 3109 SEACREST AVE | MARINA | 93933 | Monterey | 105 |
| | 3012-3032 Lexington Court | Marina | 93933 | Monterey | 21 |
| | 326 WARD ST | MARTINEZ | 94553 | Contra Costa | 32 |
| | 3441 SENTINEL | MARTINEZ | 94553 | Contra Costa | 53 |
| | 3441 SENTINEL DR | MARTINEZ | 94553 | Contra Costa | 54 |
| | 223 F ST | MARYSVILLE | 95901 | Yuba | 100 |
| | 4646 SLAUSON AVE | MAYWOOD | 90270 | Los Angeles | 55 |
| | 101 West Minnesota Ave | MCCLOUD | 96057 | Siskiyou | 14 |
| | 101 Straw Street | Mendota | 93640 | Fresno | 123 |
| | 1331 CRANE ST | MENLO PARK | 94025 | San Mateo | 93 |
| | 15000 PACIFIC ST | MIDWAY CITY | 92655 | Orange | 97 |
| | 260 CAMINO ALTO COURT,#1 | MILL VALLEY | 94941 | Marin | 24 |
| | 60 Camino Alto | MILL VALLEY | 94941 | Marin | 10 |
| | 40 CAMINO ALTO | MILL VALLEY | 94941 | Marin | 150 |
| | 1724 SUNNYHILLS DRIVE | MILPITAS | 95035 | Santa Clara | 171 |
| | 1592 BARSTOW RD | MOJAVE | 93501 | Kern | 52 |
| | 724 S MONTEREY AVE | MONROVIA | 91016 | Los Angeles | 28 |
| | 525 E Walnut Ave | MONROVIA | 91016 | Los Angeles | 12 |
| | 140 N MONTEBELLO BLVD | MONTEBELLO | 90640 | Los Angeles | 130 |
| | 1405 S GREENWOOD AVE | MONTEBELLO | 90640 | Los Angeles | 40 |
| | 345 DELA VINA AVE | MONTEREY | 93940 | Monterey | 14 |
| | 151 Park AVE | MONTEREY | 93940 | Monterey | 26 |
| | 20 DEL MONTE AVE | MONTEREY | 93940 | Monterey | 64 |
| | 234 No. Rural Drive | MONTEREY PAF | 91755 | Los Angeles | 120 |
| | 215 N Chandler Ave | MONTEREY PAF | 91754 | Los Angeles | 125 |
| | 500 S McPherrin Ave | MONTEREY PAF | 91754 | Los Angeles | 7 |
| | 322 E. Newmark Avenue | Monterey Park | 91755 | Los Angeles | 7 |
| | 200 W. NEWMARK AV. | MONTEREY PAF | 91754 | Los Angeles | 67 |
| | 24545 BAY AVE | MORENO VALLI | 92553 | Riverside | 24 |
| | 24169 Eucalyptus Ave | Moreno Valley | 92553 | Riverside | 69 |
| | 25105 FIR AVE | MORENO VALLI | 92553 | Riverside | 75 |
| | 140 W DUNNE AVE | MORGAN HILL | 95037 | Santa Clara | 20 |
| | 456 ELENA ST | MORRO BAY | 93442 | San Luis Obispc | 40 |
| | 700 PINE ST | MOUNT SHAST/ | 96067 | Siskiyou | 28 |
| | 1020 KINGSTON ST | MOUNT SHAST/ | 96067 | Siskiyou | 39 |
| | 1020 KINGSTON RD | MOUNT SHAST/ | 96067 | Siskiyou | 24 |
| | 1020 KINGSTON RD | MOUNT SHAST/ | 96067 | Siskiyou | 10 |
| | 185 ROCKFELLOW DR | MOUNT SHAST/ | 96067 | Siskiyou | 6 |
| | 1198 Kingston Rd | Mount Shasta | 96067 | Siskiyou | 11 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 1020 Kingston Rd | Mount Shasta | 96067 | Siskiyou | 11 |
| | 807 SAN VERON AVE | MOUNTAIN VIE | 94043 | Santa Clara | 32 |
| | 1909 HACKETT AVE | MOUNTAIN VIE | 94040 | Santa Clara | 34 |
| | 400 Fairview Dr. | NAPA | 94559 | Napa | 6 |
| | 3400 Jefferson Street | NAPA | 94558 | Napa | 78 |
| | 1300 JEFFERSON ST | NAPA | 94559 | Napa | 84 |
| | 790 Lincoln AVE | NAPA | 94558 | Napa | 140 |
| | 2009 Imola Ave | Napa | 94559 | Napa | 19 |
| | 2700 E 8TH ST | NATIONAL CITY | 91950 | San Diego | 180 |
| | 1415 D AVENUE | NATIONAL CITY | 91950 | San Diego | 152 |
| | 650 E 14TH ST | NATIONAL CITY | 91950 | San Diego | 75 |
| | 35322 CEDAR BLVD | NEWARK | 94560 | Alameda | 50 |
| | 35300 CEDAR BLVD | NEWARK | 94560 | Alameda | 150 |
| | 24624 APPLE ST | NEWHALL | 91321 | Los Angeles | 6 |
| | 719 DRISKELL AVE | NEWMAN | 95360 | Stanislaus | 48 |
| | 2680 Clark Ave | Norco | 92860 | Riverside | 40 |
| | 11809 Los Alisos Cir | Norwalk | 90650 | Los Angeles | 48 |
| | 11223 FERINA AVE | NORWALK | 90650 | Los Angeles | 18 |
| | 1912 Novato Blvd | Novato | 94947 | Marin | 6 |
| | 816 Lamont Avenue | Novato | 94957 | Marin | 6 |
| | 626 Owens DR | NOVATO | 94949 | Marin | 50 |
| | 6 Brown DR | NOVATO | 94947 | Marin | 18 |
| | 1100 OLIVE AVE | NOVATO | 94945 | Marin | 16 |
| | 2 Stonehaven CT | NOVATO | 94947 | Marin | 6 |
| | 821 FILBERT ST | OAKLAND | 94607 | Alameda | 25 |
| | 8135 INTERNATIONAL BLVD | OAKLAND | 94621 | Alameda | 76 |
| | 1388 81ST AVE | OAKLAND | 94621 | Alameda | 51 |
| | 10121 E 14TH ST | OAKLAND | 94603 | Alameda | 49 |
| | 7607 INTERNATIONAL BOULEVARD | OAKLAND | 94621 | Alameda | 24 |
| | 5636 Bancroft Avenue | OAKLAND | 94605 | Alameda | 61 |
| | 3649 DIAMOND AVE | OAKLAND | 94602 | Alameda | 50 |
| | 1100 MARKET ST | OAKLAND | 94607 | Alameda | 54 |
| | 3850 COOLIDGE AVENUE | OAKLAND | 94602 | Alameda | 19 |
| | 2611 ALVINGROOM CT | OAKLAND | 94605 | Alameda | 54 |
| | 2787 79TH ST | OAKLAND | 94605 | Alameda | 12 |
| | 6850 Foothill Blvd | OAKLAND | 94605 | Alameda | 19 |
| | 275 E 12th St | Oakland | 94606 | Alameda | 40 |
| | 1800 Linden St | Oakland | 94607 | Alameda | 10 |
| | 270 Thirteenth ST | OAKLAND | 94612 | Alameda | 315 |
| | 250 E. 12th Street | OAKLAND | 94606 | Alameda | 40 |
| | 250 EAST 12TH ST | OAKLAND | 94606 | Alameda | 80 |
| | 136 E 12th St | Oakland | 94606 | Alameda | 66 |
| | 1223 - 37TH AVE | OAKLAND | 94601 | Alameda | 68 |
| | 32 LINDA AVE | OAKLAND | 94611 | Alameda | 42 |
| | 970 14th ST | OAKLAND | 94607 | Alameda | 27 |
| | 550 24th ST | OAKLAND | 94612 | Alameda | 201 |
| | 5375 MANILA AVE | OAKLAND | 94618 | Alameda | 39 |
| | 1094 Alcatraz Ave | Oakland | 94608 | Alameda | 44 |
| | 2221 FRUITVALE AVE | OAKLAND | 94601 | Alameda | 100 |
| | 540 23RD ST | OAKLAND | 94612 | Alameda | 41 |
| | 540 21ST ST | OAKLAND | 94612 | Alameda | 352 |
| | 6400 San Pablo AVE | OAKLAND | 94608 | Alameda | 55 |
| | 5815 Martin Luther King Jr Way | Oakland | 94609 | Alameda | 88 |
| | 1501 ALICE ST | OAKLAND | 94612 | Alameda | 130 |
| | 3250 SAN PABLO AVE | OAKLAND | 94608 | Alameda | 60 |
| | 801 10TH ST | OAKLAND | 94607 | Alameda | 101 |
| | 1212 CENTER ST | OAKLAND | 94607 | Alameda | 66 |
| | 1143 10th St | Oakland | 94607 | Alameda | 25 |
| | 280 28TH ST | OAKLAND | 94611 | Alameda | 150 |
| | 269 VERNON ST | OAKLAND | 94610 | Alameda | 13 |
| | 275 28TH ST | OAKLAND | 94611 | Alameda | 200 |
| | 4991 GARDINIA AVENUE | OAKLEY | 94561 | Contra Costa | 24 |
| | 115 S CLEMENTINE ST | OCEANSIDE | 92054 | San Diego | 86 |
| | Lake Blvd/College | Oceanside | 92056 | San Diego | 79 |
| | 802 TOPEKA ST | OCEANSIDE | 92054 | San Diego | 73 |
| | 4602 Allende Ave | Oceanside | 92057 | San Diego | 6 |
| | 4520 N River Road | OCEANSIDE | 92056 | San Diego | 56 |
| | 3839 LAKE BLVD | OCEANSIDE | 92056 | San Diego | 69 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 310 N CLEMENTINE ST | OCEANSIDE | 92054 | San Diego | 11 |
| | 1449 E D St | Ontario | 91764 | San Bernardino | 48 |
| | 1360 E D ST | ONTARIO | 91764 | San Bernardino | 86 |
| | 207 W H ST | ONTARIO | 91762 | San Bernardino | 100 |
| | 1740 E LA VETA AVE | ORANGE | 92866 | Orange | 40 |
| | 451-53 N LEMON ST | ORANGE | 92666 | ORANGE | 8 |
| | 555 S SHAFFER ST | ORANGE | 92866 | Orange | 75 |
| | 250 N Pacific St | Orcutt | 93455 | Santa Barbara | 15 |
| | 20 IRWIN WAY | ORINDA VILLAG | 94563 | Contra Costa | 150 |
| | 1511 Robinson Street | Oroville | 95695 | Butte | 50 |
| | 5th Street & Hobson Way | OXNARD | 93030 | VENTURA | 41 |
| | 121 ASPEN DRIVE | PACHECO | 94553 | Contra Costa | 12 |
| | 1060 TERRA NOVA BLVD | PACIFICA | 94044 | San Mateo | 102 |
| | 903 Oceana Blvd | Pacifica | 94044 | San Mateo | 42 |
| | 3200 E Baristo Rd | PALM SPRINGS | 92262 | Riverside | 116 |
| | 303 S Calle Encilia | PALM SPRINGS | 92262 | Riverside | 76 |
| | 2950 N Indian Canyon Dr | PALM SPRINGS | 92262 | Riverside | 44 |
| | 1207 VISTA CHINO | PALM SPRINGS | 92262 | RIVERSIDE | 52 |
| | 38633 E 10TH ST | PALMDALE | 93550 | Los Angeles | 55 |
| | 37929 35TH ST E | PALMDALE | 93550 | Los Angeles | 48 |
| | 37902 N 20TH ST E | PALMDALE | 93550 | Los Angeles | 80 |
| | 38601 10th St E | Palmdale | 93550 | Los Angeles | 76 |
| | 38040 11TH ST | PALMDALE | 93550 | Los Angeles | 64 |
| | 547 EAST AVENUE Q-12 | PALMDALE | 93550 | LOS ANGELES | 8 |
| | 38941 STANRIDGE AVE | PALMDALE | 93550 | Los Angeles | 6 |
| | 38905 STANRIDGE AVE | PALMDALE | 93550 | Los Angeles | 6 |
| | 38940-38953 STANRIDGE AVE | PALMDALE | 93550 | LOS ANGELES | 6 |
| | 1020 E AVENUE R | PALMDALE | 93550 | Los Angeles | 80 |
| | 1040 BUSCHMANN RD | PARADISE | 95969 | Butte | 48 |
| | 1030 Parlier Avenue | Parlier | 93648 | Fresno | 87 |
| | 640 S ZEDIKER AVE | PARLIER | 93648 | Fresno | 40 |
| | 1370 N DOMINION AVE | PASADENA | 91104 | Los Angeles | 6 |
| | 529 10TH ST | PASO ROBLES | 93446 | San Luis Obispc | 44 |
| | 2940 SPRING ST | PASO ROBLES | 93446 | San Luis Obispc | 40 |
| | Templeton Place and 401 Oak Hill Rd. | Paso Robles | 93446 | SAN LUIS OBISP | 29 |
| | 167 Edith St | Petaluma | 94952 | Sonoma | 22 |
| | 109 MAGNOLIA AVE | PETALUMA | 94952 | Sonoma | 90 |
| | 149 WYNDHAM WAY | PETALUMA | 94954 | Sonoma | 57 |
| | 200 Douglas Street | PETALUMA | 94952 | Sonoma | 23 |
| | 300 K Street | PETALUMA | 94952 | Sonoma | 13 |
| | 9036 Washington Blvd. | Pico Rivera | 90660 | Los Angeles | 70 |
| | 9220 Verner St | PICO RIVERA | 90660 | Los Angeles | 75 |
| | 760 Alvarez Avenue | PINOLE | 94564 | Contra Costa | 19 |
| | 1780 CHESTER DR | PITTSBURG | 94565 | Contra Costa | 78 |
| | 425 E SANTA FE AVE | PITTSBURG | 94565 | Contra Costa | 20 |
| | 2131 CRESTVIEW LN | PITTSBURG | 94565 | Contra Costa | 163 |
| | 200 Presidio Ln | Pittsburg | 94565 | Contra Costa | 104 |
| | 390 E LELAND RD | PITTSBURG | 94565 | Contra Costa | 145 |
| | 375 PRESIDIO LN | PITTSBURG | 94565 | Contra Costa | 60 |
| | 1050 E Imperial Hwy | Placentia | 92870 | Orange | 58 |
| | 6600 MOTHER LODE DR | PLACERVILLE | 95667 | El Dorado | 55 |
| | 6600 Mother Lode Dr | PLACERVILLE | 95667 | El Dorado | 45 |
| | 1400 WOODMAN CIR | PLACERVILLE | 95667 | El Dorado | 67 |
| | 102 CHILPANCINGO PKY | PLEASANT HILL | 94523 | Contra Costa | 25 |
| | 251 KOTTINGER DR | PLEASANTON | 94566 | Alameda | 40 |
| | 600 A Street | POINT REYES ST | 94956 | Marin | 25 |
| | 775 PALOMARES | POMONA | 91766 | Los Angeles | 165 |
| | 1356 Ashport St | POMONA | 91768 | Los Angeles | 31 |
| | 1550 S San Antonio Ave | Pomona | 91766 | Los Angeles | 70 |
| | 286 Beaver Court | POMONA | 91766 | Los Angeles | 80 |
| | 703 N VENTURA RD | PORT HUENEM | 93041 | Ventura | 91 |
| | 290 N 4th St | Porterville | 93257 | Tulare | 65 |
| | 250 N. THIRD ST | PORTERVILLE | 93257 | Tulare | 105 |
| | 6705 W. Avenue M | Quartz Hill | 93536 | Los Angeles | 75 |
| | 1374 PEPPARD FLAT RD | QUINCY | 95971 | Plumas | 48 |
| | 6230 HAVEN AVE | RANCHO CUCA | 91701 | San Bernardino | 117 |
| | 1275 WALNUT ST | RED BLUFF | 96080 | Tehama | 50 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 460 Main St | Red Bluff | 96080 | Tehama | 24 |
| | 200 JACKSON ST | RED BLUFF | 96080 | Tehama | 30 |
| | 805 Orange Street | RED BLUFF | 96080 | Tehama | 12 |
| | 460 MAIN ST | RED BLUFF | 96080 | Tehama | 70 |
| | 440 REDLANDS BLVD | REDLANDS | 92373 | San Bernardino | 75 |
| | 151 JUDSON ST | REDLANDS | 92374 | San Bernardino | 61 |
| | 460 E Fern Ave | Redlands | 92373 | San Bernardino | 62 |
| | 319 N BROADWAY | REDONDO BEA( | 90277 | Los Angeles | 47 |
| | 124 Alameda De Las Pulgas | Redwood City | 94062 | San Mateo | 5 |
| | 1280 VETERANS BLVD | REDWOOD CIT\ | 94063 | San Mateo | 136 |
| | 104 Cedar St | Redwood City | 94063 | San Mateo | 15 |
| | 350 GUNTER LN | REDWOOD CIT\ | 94065 | San Mateo | 104 |
| | 875 WALNUT ST | REDWOOD CIT\ | 94063 | San Mateo | 59 |
| | 635 SPRUCE ST | REDWOOD CIT\ | 94063 | San Mateo | 27 |
| | 128 S HANEY AVE | REEDLEY | 93654 | Fresno | 38 |
| | 302 W MERRILL ST | RIALTO | 92376 | San Bernardino | 100 |
| | SWC Foothill Blvd./Cactus Avenue | Rialto | 92376 | San Bernardino | 74 |
| | 200 W. MERRILL AVE | Rialto | 92376 | San Bernardino | 70 |
| | 545 Bloomington Avenue | Rialto | 92376 | San Bernardino | 75 |
| | 1150 N WILLOW AVE | RIALTO | 92376 | San Bernardino | 100 |
| | 5317 Creely Ave | RICHMOND | 94804 | Contra Costa | 36 |
| | 740 BARRETT AVE | RICHMOND | 94801 | Contra Costa | 58 |
| | 700 BARRETT AVE | RICHMOND | 94801 | Contra Costa | 115 |
| | 1555 3RD STREET | RICHMOND | 94801 | Contra Costa | 52 |
| | 978 THIRTEENTH ST | RICHMOND | 94801 | Contra Costa | 10 |
| | 121 W MACDONALD AVE | RICHMOND | 94801 | Contra Costa | 158 |
| | 1336 N El Prado Dr | Ridgecrest | 93555 | Kern | 15 |
| | 24643 SCHOOL RD | RIPLEY | 92225 | Riverside | 50 |
| | 5870 MISSION BLVD | RIVERSIDE | 92506 | RIVERSIDE | 54 |
| | 6105 SUNSET BLVD | ROCKLIN | 95677 | Placer | 67 |
| | 3950 EVELYN AVE | ROCKLIN | 95677 | Placer | 43 |
| | 5725 SHANNON BAY DR | ROCKLIN | 95677 | Placer | 79 |
| | 710 Willow Ave | Rodeo | 94572 | Contra Costa | 50 |
| | 735 BONNIE AVE | ROHNERT PARK | 94928 | Sonoma | 6 |
| | 712 LAGUNA DRIVE | ROHNERT PARK | 94928 | Sonoma | 24 |
| | 18345 Aguiro Street | ROWLAND HEI( | 91748 | Los Angeles | 6 |
| | 235 MARTELLA STREET | SALINAS | 93901 | Monterey | 12 |
| | 736 WILLIAMS RD | SALINAS | 93905 | Monterey | 100 |
| | 510 E MARKET ST | SALINAS | 93905 | Monterey | 75 |
| | 306 Soledad St | Salinas | 93901 | Monterey | 20 |
| | 276 CALIFORNIA ST | SAN ANDREAS | 95249 | Calaveras | 20 |
| | 342 GOLDSTRIKE RD | SAN ANDREAS | 95249 | Calaveras | 8 |
| | 27 MARIPOSA AVE | SAN ANSELMO | 94960 | Marin | 14 |
| | 377 E Gilbert St | San Bernardino | 92404 | San Bernardino | 90 |
| | 24317 East 4th Street | SAN BERNARDI | 92410 | San Bernardino | 40 |
| | 1365 N. WATERMAN AVE. | SAN BERNARDI | 92404 | San Bernardino | 100 |
| | 2631 WEST SECOND STREET | San Bernardino | 92410 | San Bernardino | 239 |
| | 2000 JUBILEE CT | SAN BERNARDI | 92411 | San Bernardino | 125 |
| | 191 West 2nd Street | SAN BERNARDI | 92408 | San Bernardino | 267 |
| | 1530 W. Baseline Street | SAN BERNARDI | 92411 | SAN BERNARDI | 74 |
| | 2122 West Chestnut St | SAN BERNARDI | 92410 | San Bernardino | 184 |
| | 550 W 5TH ST | SAN BERNARDI | 92401 | San Bernardino | 150 |
| | 772-776 4th Street | SAN BERNARDI | 92410 | SAN BERNARDI | 75 |
| | SWC 4th and G Street | San Bernardino | 92410 | San Bernardino | 74 |
| | 365 Commercial Road | SAN BERNARDI | 92408 | San Bernardino | 75 |
| | 602-666 West 6th Street | SAN BERNARDI | 92410 | SAN BERNARDI | 75 |
| | 1422 E 9TH ST | SAN BERNARDI | 92410 | San Bernardino | 160 |
| | 105 AVENIDA PRESIDIO | SAN CLEMENTE | 92672 | Orange | 72 |
| | 3541 PARK BLVD | SAN DIEGO | 92103 | San Diego | 100 |
| | 3360 4th Avenue | SAN DIEGO | 92103 | San Diego | 15 |
| | 3911 PARK BLVD | SAN DIEGO | 92103 | San Diego | 206 |
| | 1551 THIRD AVE | SAN DIEGO | 92101 | San Diego | 222 |
| | 2835 CLAIRMONT DR. | SAN DIEGO | 92117 | San Diego | 46 |
| | 904 State St | SAN DIEGO | 92101 | San Diego | 150 |
| | SE corner of Commercial St. & 21st Stree | San Diego | 92113 | San Diego | 0 |
| | 1183 25TH ST | SAN DIEGO | 92154 | San Diego | 152 |
| | 4115 EUCLID AVE | SAN DIEGO | 92105 | San Diego | 12 |
| | 3955 PARK BLVD | SAN DIEGO | 92103 | San Diego | 168 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 4041 IBIS ST | SAN DIEGO | 92103 | San Diego | 149 |
| | 4142 42ND ST | SAN DIEGO | 92105 | San Diego | 126 |
| | 333 G ST | SAN DIEGO | 92101 | San Diego | 153 |
| | 620 67TH ST | SAN DIEGO | 92114 | San Diego | 38 |
| | 6888 GOLFCREST DR | SAN DIEGO | 92119 | San Diego | 126 |
| | 5700 IMPERIAL AVE | SAN DIEGO | 92114 | San Diego | 60 |
| | 310 MARKET ST | SAN DIEGO | 92101 | San Diego | 131 |
| | 1455 SECOND AVE | SAN DIEGO | 92101 | San Diego | 200 |
| | 4392 W Point Loma Blvd | SAN DIEGO | 92107 | San Diego | 500 |
| | 7844 PARADISE VALLEY RD | SAN DIEGO | 92139 | San Diego | 448 |
| | 4077 5th Ave | San Diego | 92103 | SAN DIEGO | 23 |
| | 1172 30th St | SAN DIEGO | 92154 | San Diego | 72 |
| | 4809-4815 70th St | SAN DIEGO | 92115 | SAN DIEGO | 19 |
| | 1055 9TH AVE | SAN DIEGO | 92101 | San Diego | 156 |
| | 727 E St | San Diego | 92101 | San Diego | 125 |
| | 2635 SECOND AVE | SAN DIEGO | 92103 | San Diego | 152 |
| | 3940 PARK BLVD | SAN DIEGO | 92103 | San Diego | 100 |
| | 4227 52 St. | SAN DIEGO | 92115 | San Diego | 70 |
| | 1148 BEYER WAY | SAN DIEGO | 92154 | San Diego | 102 |
| | 3155 L Street | SAN DIEGO | 92102 | San Diego | 21 |
| | 5343 MONROE AVE | SAN DIEGO | 92115 | San Diego | 161 |
| | 1730 THIRD AVE | SAN DIEGO | 92101 | San Diego | 156 |
| | 249 S Acacia St | SAN DIMAS | 91773 | Los Angeles | 50 |
| | 505 N San Dimas Canyon Rd | San Dimas | 91773 | Los Angeles | 65 |
| | 1045 CAPP ST | SAN FRANCISCO | 94110 | San Francisco | 30 |
| | 670 VALENCIA STREET | SAN FRANCISCO | 94103 | San Francisco | 49 |
| | 390 CLEMENTINA ST | SAN FRANCISCO | 94103 | San Francisco | 206 |
| | 65 Navy Rd | San Francisco | 94124 | San Francisco | 157 |
| | 656 GROVE ST | SAN FRANCISCO | 94102 | San Francisco | 120 |
| | 654 GROVE STREET | SAN FRANCISCO | 94102 | San Francisco | 15 |
| | 777 BROADWAY STREET | SAN FRANCISCO | 94133 | San Francisco | 31 |
| | 5545 THIRD STREET | SAN FRANCISCO | 94124 | San Francisco | 54 |
| | 1227 HAMPSHIRE ST | SAN FRANCISCO | 94110 | San Francisco | 50 |
| | 580 CAPP ST | SAN FRANCISCO | 94110 | San Francisco | 133 |
| | 1150 WEBSTER ST | SAN FRANCISCO | 94115 | San Francisco | 68 |
| | 1250 Haight Street | San Francisco | 94117 | San Francisco | 39 |
| | 90 Bartlett ST | SAN FRANCISCO | 94110 | San Francisco | 51 |
| | 5157 DIAMOND HEIGHTS BLVD | SAN FRANCISCO | 94131 | San Francisco | 21 |
| | 3290 25th street | SAN FRANCISCO | 94110 | San Francisco | 11 |
| | 5199 Mission Street | SAN FRANCISCO | 94112 | San Francisco | 36 |
| | 296 ADDISON ST | SAN FRANCISCO | 94131 | San Francisco | 58 |
| | 54 MCALLISTER ST | SAN FRANCISCO | 94102 | San Francisco | 100 |
| | 711 EDDY ST | SAN FRANCISCO | 94109 | San Francisco | 202 |
| | 1096 EDDY ST | SAN FRANCISCO | 94109 | San Francisco | 22 |
| | 66 9th Street | San Francisco | 94103 | San Francisco | 107 |
| | 1355 GOLDEN GATE AVENUE | SAN FRANCISCO | 94115 | San Francisco | 255 |
| | 1099 FILLMORE ST | SAN FRANCISCO | 94115 | San Francisco | 101 |
| | 3590 19TH STREET | SAN FRANCISCO | 94110 | San Francisco | 39 |
| | 328 Tehama St | San Francisco | 94103 | San Francisco | 85 |
| | 799 OAK ST | SAN FRANCISCO | 94117 | San Francisco | 20 |
| | 1201 GOLDEN GATE AVE | SAN FRANCISCO | 94115 | San Francisco | 106 |
| | 145 GUERRERO ST | SAN FRANCISCO | 94103 | San Francisco | 110 |
| | 1049 GOLDEN GATE AVE | SAN FRANCISCO | 94115 | San Francisco | 104 |
| | 820 MCALLISTER ST | SAN FRANCISCO | 94102 | San Francisco | 192 |
| | 621 Gough St | San Francisco | 94102 | San Francisco | 190 |
| | 40 Friendship Way | SAN FRANCISCO | 94117 | San Francisco | 68 |
| | 40 Friendship Way | SAN FRANCISCO | 94117 | San Francisco | 90 |
| | 137 ADDISON ST | SAN FRANCISCO | 94131 | San Francisco | 275 |
| | 848 Kearny St | San Francisco | 94108 | San Francisco | 105 |
| | 500 RAYMOND STREET | SAN FRANCISCO | 94134 | San Francisco | 91 |
| | 1640 STEINER ST | SAN FRANCISCO | 94115 | San Francisco | 32 |
| | 1950 POST ST | SAN FRANCISCO | 94115 | San Francisco | 103 |
| | 1727 FILLMORE ST | SAN FRANCISCO | 94115 | San Francisco | 51 |
| | 926 FILLMORE ST | SAN FRANCISCO | 94117 | San Francisco | 25 |
| | 1483 MASON ST | SAN FRANCISCO | 94133 | San Francisco | 70 |
| | 980 HOWARD ST | SAN FRANCISCO | 94103 | San Francisco | 24 |
| | 950 BUCHANAN, BLDG #2 ST | SAN FRANCISCO | 94102 | San Francisco | 105 |
| | 1680 EDDY ST | SAN FRANCISCO | 94115 | San Francisco | 211 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 945 SACRAMENTO ST | SAN FRANCISCO | 94108 | San Francisco | 185 |
| | 3365 SACRAMENTO ST | SAN FRANCISCO | 94118 | San Francisco | 151 |
| | 200 Sixth Street | San Francisco | 94103 | San Francisco | 0 |
| | 1500 Page Street | San Francisco | 94117 | San Francisco | 0 |
| | 333 BAKER ST | SAN FRANCISCO | 94117 | San Francisco | 158 |
| | 2027 MISSION ST | SAN FRANCISCO | 94110 | San Francisco | 132 |
| | 118 DIAMOND ST | SAN FRANCISCO | 94114 | San Francisco | 20 |
| | 1776 SUTTER ST | SAN FRANCISCO | 94115 | San Francisco | 33 |
| | 1 Ardath CT | SAN FRANCISCO | 94124 | San Francisco | 300 |
| | 347 DOLORES ST | SAN FRANCISCO | 94110 | San Francisco | 66 |
| | 261 Octavia St | San Francisco | 94102 | San Francisco | 15 |
| | 1441 Powell Street | SAN FRANCISCO | 94109 | San Francisco | 54 |
| | 241 JONES ST | SAN FRANCISCO | 94102 | San Francisco | 41 |
| | 992 Page St | San Francisco | 94117 | San Francisco | 15 |
| | 1353 Seventh AVE | SAN FRANCISCO | 94122 | San Francisco | 30 |
| | 301 ELLIS STREET | SAN FRANCISCO | 94102 | San Francisco | 92 |
| | 2770 LOMBARD ST | SAN FRANCISCO | 94123 | San Francisco | 55 |
| | 1170 McAllister St | San Francisco | 94115 | San Francisco | 92 |
| | 1272 SOUTH VAN NESS AVE | SAN FRANCISCO | 94102 | San Francisco | 12 |
| | 4699 Third St | San Francisco | 94124 | San Francisco | 49 |
| | 1251 Turk Street | San Francisco | 94115 | San Francisco | 0 |
| | 1240 FILLMORE ST | SAN FRANCISCO | 94115 | San Francisco | 142 |
| | 50 RIZAL ST | SAN FRANCISCO | 94107 | San Francisco | 147 |
| | 420-430 29th Avenue | San Francisco | 94118 | San Francisco | 20 |
| | 1480 SUTTER ST | SAN FRANCISCO | 94109 | San Francisco | 68 |
| | 1086 Golden Gate Ave. #G | SAN FRANCISCO | 94115 | San Francisco | 98 |
| | 220 CASHMERE ST | SAN FRANCISCO | 94124 | San Francisco | 94 |
| | 121 Golden Gate Avenue | San Francisco | 94102 | San Francisco | 0 |
| | 1825 Mission St | San Francisco | 94103 | San Francisco | 124 |
| | 1280 LAGUNA ST | SAN FRANCISCO | 94115 | San Francisco | 183 |
| | 150 FRANCISCO ST | SAN FRANCISCO | 94133 | San Francisco | 116 |
| | 155 FRANCISCO STREET | SAN FRANCISCO | 94133 | San Francisco | 114 |
| | 940 POWELL ST | SAN FRANCISCO | 94108 | San Francisco | 98 |
| | 816 EAST GRAND AVE #D | SAN GABRIEL | 91776 | Los Angeles | 14 |
| | 947C Branham Lane | SAN JOSE | 95136 | Santa Clara | 52 |
| | 1582 KOOSER RD | SAN JOSE | 95118 | Santa Clara | 123 |
| | 282 DANZE DR | SAN JOSE | 95111 | Santa Clara | 100 |
| | 2360 SAMARITAN Place | SAN JOSE | 95124 | Santa Clara | 153 |
| | 175 N CAPITOL AVE | SAN JOSE | 95127 | Santa Clara | 85 |
| | 200 S MARKET ST | SAN JOSE | 95113 | Santa Clara | 165 |
| | 814 SAINT ELIZABETH DR | SAN JOSE | 95126 | Santa Clara | 70 |
| | 5350 Monterey Hwy | San Jose | 95111 | Santa Clara | 14 |
| | 460 FRANCIS DR | SAN JOSE | 95133 | Santa Clara | 18 |
| | 690 NORTH FIFTH ST | SAN JOSE | 95112 | Santa Clara | 140 |
| | 1710 ALUM ROCK AVE | SAN JOSE | 95116 | Santa Clara | 60 |
| | 1033 Lick Ave | San Jose | 95110 | Santa Clara | 24 |
| | 5030 Union AVE | SAN JOSE | 95124 | Santa Clara | 15 |
| | 132 N. JACKSON AVE | SAN JOSE | 95116 | Santa Clara | 43 |
| | 85 S FIFTH ST | SAN JOSE | 95112 | Santa Clara | 87 |
| | 632-4 N JACKSON AVE | SAN JOSE | 95133 | Santa Clara | 168 |
| | 77 Kentucky Place | SAN JOSE | 95116 | Santa Clara | 50 |
| | 2627 MADDEN AVE | SAN JOSE | 95116 | Santa Clara | 210 |
| | 2850 ROSE AVE | SAN JOSE | 95127 | Santa Clara | 15 |
| | Corner of Ford and Monterey Roads | San Jose | 95100 | | 18 |
| | 4375 PAYNE AVE | SAN JOSE | 95117 | Santa Clara | 160 |
| | 1500 CUNNINGHAM AVE | SAN JOSE | 95122 | Santa Clara | 216 |
| | 4668 Albany Dr | SAN JOSE | 95129 | Santa Clara | 176 |
| | 60 N THIRD Street | SAN JOSE | 95112 | Santa Clara | 216 |
| | 2400 ENBORG LN | SAN JOSE | 95128 | Santa Clara | 29 |
| | 5347 DENT AVE | SAN JOSE | 95118 | Santa Clara | 29 |
| | 1601 165TH AVE | SAN LEANDRO | 94578 | Alameda | 116 |
| | 2121 E 14th Street | San Leandro | 94544 | Alameda | 50 |
| | 342 WEST JOAQUIN AVE | SAN LEANDRO | 94577 | Alameda | 7 |
| | 2390 East 14th Street | SAN LEANDRO | 94577 | Alameda | 16 |
| | 232 East 14th Street | SAN LEANDRO | 94577 | Alameda | 60 |
| | 649 BRANCH ST | SAN LUIS OBISP | 93401 | San Luis Obispc | 9 |
| | 3000 AUGUSTA ST | SAN LUIS OBISP | 93401 | San Luis Obispc | 107 |
| | 3042 Augusta Street | SAN LUIS OBISP | 93401 | San Luis Obispc | 32 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 955 MONTEREY ST | SAN LUIS OBISP | 93401 | San Luis Obispc | 68 |
| | 2248 TIERRA VERDE | SAN MARCOS | 92069 | SAN DIEGO | 6 |
| | 411 CARLO ST | SAN MARCOS | 92069 | San Diego | 12 |
| | 2604 FLORES ST | SAN MATEO | 94403 | San Mateo | 72 |
| | 700 LAUREL AVE | SAN MATEO | 94401 | San Mateo | 198 |
| | 14041 SAN PABLO AVE | SAN PABLO | 94806 | Contra Costa | 81 |
| | 1300 RUMRILL BLVD | SAN PABLO | 94806 | Contra Costa | 61 |
| | 164 N SAN PEDRO RD | SAN RAFAEL | 94903 | Marin | 72 |
| | 375 CATALINA BLVD | SAN RAFAEL | 94901 | Marin | 11 |
| | 1351 LINCOLN AVE | SAN RAFAEL | 94901 | Marin | 13 |
| | 455 Manuel T. Freitas Parkway | SAN RAFAEL | 94903 | Marin | 62 |
| | 626 DEL GANADO RD | SAN RAFAEL | 94903 | Marin | 12 |
| | 393 NOVA ALBION WAY | SAN RAFAEL | 94903 | Marin | 6 |
| | 96 PILGRIM WAY | SAN RAFAEL | 94903 | Marin | 61 |
| | 3878 BEYER BLVD | SAN YSIDRO | 92173 | San Diego | 60 |
| | 440 S VISTA AVE | SAN YSIDRO | 92173 | San Diego | 40 |
| | 1401 N FLOWER ST | SANTA ANA | 92706 | Orange | 200 |
| | 1128 W HIGHLAND ST | SANTA ANA | 92703 | Orange | 12 |
| | 100 N. Ross Street | SANTA ANA | 92701 | Orange | 199 |
| | 2508 W 1ST ST | SANTA ANA | 92703 | Orange | 54 |
| | 649 PILGRIM TERRACE DR | SANTA BARBAR | 93101 | Santa Barbara | 84 |
| | 420 E DE LA GUERRA | SANTA BARBAR | 93101 | Santa Barbara | 50 |
| | 418 SANTA FE PL | SANTA BARBAR | 93109 | Santa Barbara | 107 |
| | 4202 Calle Real | Santa Barbara | 93110 | Santa Barbara | 95 |
| | 23420 AVENIDA ROTELLA | SANTA CLARITA | 91355 | Los Angeles | 64 |
| | 84 BLACKBURN ST | SANTA CRUZ | 95060 | Santa Cruz | 35 |
| | 1840 MACIEL AVE | SANTA CRUZ | 95062 | Santa Cruz | 21 |
| | 1635 TREMONT DR | SANTA CRUZ | 95062 | Santa Cruz | 76 |
| | 1460 JOSE AVE | SANTA CRUZ | 95062 | Santa Cruz | 126 |
| | 721 BAY ST | SANTA CRUZ | 95060 | Santa Cruz | 94 |
| | 211 Gault Street | SANTA CRUZ | 94060 | Santa Cruz | 37 |
| | 1041 Cayuga St | Santa Cruz | 95062 | Santa Cruz | 14 |
| | 2206 - 40th Avenue | Santa Cruz | 95062 | Santa Cruz | 18 |
| | 134 DAKOTA AVE. | SANTA CRUZ | 95060 | Santa Cruz | 78 |
| | 148-S BLAINE ST | SANTA CRUZ | 95060 | Santa Cruz | 71 |
| | 1380 30TH AVE | SANTA CRUZ | 95062 | Santa Cruz | 84 |
| | 740 Plymouth ST | SANTA CRUZ | 95060 | Santa Cruz | 18 |
| | 13335 LAKELAND AVE. | SANTA FE SPRIN | 90670 | Los Angeles | 24 |
| | 11011 CULTURA STREET, #B-101 | SANTA FE SPRIN | 90670 | Los Angeles | 141 |
| | 9309 Pioneer Boulevard | Santa Fe Spring | 90670 | Los Angeles | 135 |
| | 12015 LAKELAND RD | SANTA FE SPRIN | 90670 | Los Angeles | 22 |
| | 9800 Jersey Ave | SANTA FE SPRIN | 90670 | Los Angeles | 34 |
| | 1106 N SCHOOL ST | SANTA MARIA | 93454 | Santa Barbara | 6 |
| | 4845 S BRADLEY RD | SANTA MARIA | 93455 | Santa Barbara | 40 |
| | 120 N BROADWAY | SANTA MARIA | 93454 | Santa Barbara | 122 |
| | 280 E NEWLOVE DR | SANTA MARIA | 93454 | Santa Barbara | 35 |
| | 1760 S MC CLELLAND | SANTA MARIA | 93454 | SANTA BARBAR | 18 |
| | 250 E. Newlove Drive | SANTA MARIA | 93454 | Santa Barbara | 9 |
| | 3356 Barnard Way | Santa Monica | 90405 | Los Angeles | 61 |
| | 1116-1146 4th ST | SANTA MONICA | 90403 | LOS ANGELES | 66 |
| | 1441 21st St | Santa Monica | 90404 | Los Angeles | 100 |
| | 2851 LINCOLN BOULEVARD | SANTA MONICA | 90405 | LOS ANGELES | 40 |
| | 3100 NEILSON WAY | SANTA MONICA | 90405 | Los Angeles | 100 |
| | 1637 Appian Way | SANTA MONICA | 90401 | Los Angeles | 25 |
| | 2019-25 FIFTH ST | | | | |
| | 2219-21 FIFTH ST | SANTA MONICA | 90405 | Los Angeles | 24 |
| | 1525 Euclid St | Santa Monica | 90404 | Los Angeles | 13 |
| | 1011 - 11th Street | SANTA MONICA | 90403 | Los Angeles | 69 |
| | 1112 7TH ST | SANTA MONICA | 90403 | Los Angeles | 285 |
| | 1125 3rd St | Santa Monica | 90403 | Los Angeles | 72 |
| | 801 TUPPER ST | SANTA ROSA | 95404 | Sonoma | 159 |
| | 1822 MANOR DR | SANTA ROSA | 95403 | Sonoma | 4 |
| | 1080 Jennings Avenue | Santa Rosa | 95401 | Sonoma | 54 |
| | 4601 MONTGOMERY DR | SANTA ROSA | 94509 | Sonoma | 111 |
| | 1050 THIRD ST | SANTA ROSA | 95404 | Sonoma | 186 |
| | 2600 Northcoast Street | SANTA ROSA | 95403 | Sonoma | 100 |
| | 2600 Northcoast ST | SANTA ROSA | 95403 | Sonoma | 131 |
| | 1945 LONG DR | SANTA ROSA | 95405 | Sonoma | 49 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 450 STONY POINT RD | SANTA ROSA | 95401 | Sonoma | 104 |
| | 101 BOAS DR | SANTA ROSA | 95409 | Sonoma | 50 |
| | 10450 N MAGNOLIA AVE | SANTEE | 92071 | San Diego | 188 |
| | 14520 FRUITVALE AVE | SARATOGA | 95070 | Santa Clara | 150 |
| | 18855 COX AVE | SARATOGA | 95070 | Santa Clara | 20 |
| | 408 BEE ST | SAUSALITO | 94965 | Marin | 6 |
| | 1466 YOSEMITE ST | SEASIDE | 93955 | Monterey | 192 |
| | 1773 WARING PLACE | SEASIDE | 93955 | Monterey | 133 |
| | 1680 BROADWAY AVE | SEASIDE | 93955 | Monterey | 80 |
| | 7777 Bodega Ave | Sebastopol | 95472 | Sonoma | 138 |
| | 7777 Bodega AVE | SEBASTOPOL | 95472 | Sonoma | 60 |
| | 2375 FLORAL AVE | SELMA | 93662 | Fresno | 56 |
| | 2067 ALAMITOS AVE | SIGNAL HILL | 90806 | LOS ANGELES | 24 |
| | 1384 Katherine Road | Simi Valley | 93063 | Ventura | 0 |
| | 1010 Ashland Ave | SIMI VALLEY | 93065 | VENTURA | 14 |
| | 1770 Heywood St | Simi Valley | 93065 | Ventura | 74 |
| | 10888 KELSO CT | SONORA | 95370 | Tuolumne | 7 |
| | 3170 SOUTHERN AVE | SOUTH GATE | 90280 | Los Angeles | 75 |
| | 3421 SPRUCE AVE APT 3 | SOUTH LAKE TA | 96150 | El Dorado | 92 |
| | 1801 LAKE TAHOE BLVD | SOUTH LAKE TA | 96150 | El Dorado | 76 |
| | 750 Emerald Bay Road | SOUTH LAKE TA | 96150 | El Dorado | 17 |
| | 65 CHESTNUT AVENUE | SOUTH SAN FR/ | 94080 | San Mateo | 40 |
| | 77 Westborough Blvd | South San Fran | 94080 | San Mateo | 74 |
| | 433 Alida Way | South San Fran | 94080 | San Mateo | 181 |
| | 10572 Knott Ave | Stanton | 90680 | Orange | 10 |
| | 3700 N SUTTER ST | STOCKTON | 95204 | San Joaquin | 163 |
| | 507 N PILGRIM ST | STOCKTON | 95205 | San Joaquin | 10 |
| | 6 W Main St | Stockton | 95202 | San Joaquin | 128 |
| | 144 MUN KWOK LN | STOCKTON | 95202 | San Joaquin | 110 |
| | 210 E IRIS AVE | STOCKTON | 95210 | San Joaquin | 130 |
| | 6433 INGLEWOOD AVE | STOCKTON | 95207 | San Joaquin | 84 |
| | 1320 N MONROE ST | STOCKTON | 95203 | San Joaquin | 65 |
| | 25 S COMMERCE ST | STOCKTON | 95202 | San Joaquin | 151 |
| | 123 N STANISLAUS ST | STOCKTON | 95202 | San Joaquin | 83 |
| | 2501 E. Lafayette St. | STOCKTON | 95205 | San Joaquin | 190 |
| | 1059 REED AVE | SUNNYVALE | 94086 | Santa Clara | 95 |
| | 450 OLD SAN FRANCISCO RD | SUNNYVALE | 94086 | Santa Clara | 209 |
| | 825 Morse Ave | Sunnyvale | 94085 | Santa Clara | 35 |
| | 233 CARROLL ST | SUNNYVALE | 94086 | Santa Clara | 101 |
| | 267 W California Ave | Sunnyvale | 94086 | Santa Clara | 23 |
| | 29210 STONEWOOD RD | TEMECULA | 92591 | Riverside | 55 |
| | 2170 N WESTLAKE BLVD | THOUSAND OA | 91361 | Ventura | 11 |
| | 130 BRAZIL ST | THOUSAND OA | 91360 | Ventura | 90 |
| | 3500 MOUNTCLEF BLVD | THOUSAND OA | 91360 | Ventura | 18 |
| | 2220 N WESTLAKE BLVD | THOUSAND OA | 91361 | Ventura | 11 |
| | 1077 Warwick Avenue | THOUSAND OA | 91360 | Ventura | 7 |
| | 101 ESPERANZA AVE | TIBURON | 94920 | Marin | 12 |
| | 100 NED'S WAY | TIBURON | 94920 | Marin | 102 |
| | 22520 OCEAN AVE | TORRANCE | 90505 | Los Angeles | 13 |
| | 4226 W. 231st Street | TORRANCE | 90505 | Los Angeles | 6 |
| | 940 W CARSON, #102 | TORRANCE | 90277 | LOS ANGELES | 4 |
| | 2000 W 162ND ST | TORRANCE | 90504 | Los Angeles | 101 |
| | 22410 Evalyn Avenue | TORRANCE | 90505 | Los Angeles | 6 |
| | 435 E 6th St | Tracy | 95376 | San Joaquin | 72 |
| | 350 N L St | Tulare | 93274 | Tulare | 60 |
| | 1101 S IRWIN ST | TULARE | 93274 | Tulare | 97 |
| | 466 F St | TULELAKE | 96134 | Siskiyou | 19 |
| | 275 E 6th St | Tustin | 92780 | Orange | 101 |
| | 73747 Raymond Way | TWENTYNINE P | 92277 | San Bernardino | 35 |
| | 5862 W BAGLEY AVE | TWENTYNINE P | 92277 | San Bernardino | 48 |
| | 33935 Alvarado Niles Road | UNION CITY | 94587 | Alameda | 45 |
| | 33821 Alvarado Niles Rd | Union City | 94587 | Alameda | 40 |
| | 1301 SAN BERNARDINO RD | UPLAND | 91786 | San Bernardino | 100 |
| | 2470 NUT TREE RD | VACAVILLE | 95687 | Solano | 56 |
| | 25857 SINGING HILLS DR | VALENCIA | 91355 | Los Angeles | 76 |
| | 301 BUTTE ST | VALLEJO | 94590 | Solano | 75 |
| | 400 REDWOOD STREET | VALLEJO | 94590 | Solano | 120 |
| | 750 PETIT AVE | VENTURA | 93004 | Ventura | 75 |

**APPENDIX C**
**AB 693 - HUD-ASSISTED QUALIFIED MULTIFAMILY PROPERTIES**

| Property Name | Address | City | Zip | County | Total Units |
|---|---|---|---|---|---|
| [redacted] | 14900 Arlette Dr | VICTORVILLE | 92394 | San Bernardino | 101 |
| | 115 W MURRAY AVE | VISALIA | 93291 | Tulare | 100 |
| | 115 W School Ave | Visalia | 93291 | Tulare | 60 |
| | 1089 JENNIFER CIR | | | | |
| | 232 OCEAN VIEW DR | VISTA | 92083 | San Diego | 6 |
| | 2507 Hibiscus Avenue | VISTA | 92083 | SAN DIEGO | 6 |
| | 1475 OAK DR | VISTA | 92084 | San Diego | 76 |
| | 1736 Anza Avenue | VISTA | 92084 | SAN DIEGO | 6 |
| | 1658 Montgomery Drive | VISTA | 92038 | San Diego | 6 |
| | 3081 Oriente Drive | VISTA | 92084 | San Diego | 6 |
| | 800 Arcadia Ave | Vista | 92084 | San Diego | 6 |
| | 1768 Monte Mar Road | VISTA | 92084 | San Diego | 6 |
| | 1485 MONTEGO STREET | WALNUT CREEK | 94598 | Contra Costa | 80 |
| | 1485 Montego | Walnut Creek | 94598 | Contra Costa | 33 |
| | 2517-2549 PARKSIDE DR. | WASCO | 93280 | Kern | 24 |
| | 107 CALIFORNIA ST | WATSONVILLE | 95076 | Santa Cruz | 5 |
| | 240 CLIFFORD AVE | WATSONVILLE | 95076 | Santa Cruz | 100 |
| | 1355 MADISON ST | WATSONVILLE | 95076 | Santa Cruz | 100 |
| | 380 SISKIYOU WAY | WEED | 96094 | Siskiyou | 48 |
| | 929 W CAMERON AVE | WEST COVINA | 91790 | Los Angeles | 158 |
| | 3449 E. Calle Baja Avenue | WEST COVINA | 91792 | Los Angeles | 6 |
| | 2775 E VALLEY BLVD | WEST COVINA | 91792 | Los Angeles | 84 |
| | 721 N AZUSA AVE | WEST COVINA | 91791 | Los Angeles | 82 |
| | 800 KINGS RD | WEST HOLLYWO | 90069 | Los Angeles | 106 |
| | 1123 N Fuller Ave | WEST HOLLYWO | 90046 | Los Angeles | 39 |
| | 500 6TH STREET | WEST SACRAMI | 95605 | Yolo | 66 |
| | 2140 EVERGREEN AVE | WEST SACRAMI | 95691 | Yolo | 54 |
| | 1525 MERKLEY AVE | WEST SACRAMI | 95691 | Yolo | 87 |
| | 12404 Clearglen Avenue | WHITTIER | 90605 | Los Angeles | 5 |
| | 11481 Walnut St | WHITTIER | 90606 | Los Angeles | 11 |
| | 13679 Telegraph Rd | Whittier | 90604 | LOS ANGELES | 75 |
| | 7215 BRIGHT AVE | WHITTIER | 90602 | Los Angeles | 156 |
| | 8218 SANTA FE SPRINGS RD | WHITTIER | 90606 | Los Angeles | 13 |
| | 7025 FRIENDS AVE | WHITTIER | 90602 | Los Angeles | 75 |
| | 77 Holly ST | WILLITS | 95490 | Mendocino | 26 |
| | 251 SOUTH LENORE STREET | WILLITS | 95490 | Mendocino | 12 |
| | 714 N HUMBOLDT AVE | WILLOWS | 95988 | Glenn | 54 |
| | 8400 HEMBREE LANE | WINDSOR | 95492 | Sonoma | 60 |
| | 762 W LINCOLN AVE | WOODLAND | 95695 | Yolo | 44 |
| | 646 3rd St | Woodland | 95695 | Yolo | 48 |
| | 582 Kentucky Avenue | WOODLAND | 95695 | Yolo | 15 |
| | 555 COMMUNITY LN | WOODLAND | 95695 | Yolo | 93 |
| | 1060-E DEER CREEK WAY | YREKA | 96097 | Siskiyou | 36 |
| | 402 TURRE ST | YREKA | 96097 | Siskiyou | 46 |
| | 885 SIERRA VISTA WAY | YREKA | 96097 | Siskiyou | 31 |
| | 1200 GRAY AVE | YUBA CITY | 95991 | Sutter | 74 |

# APPENDIX D – ESTIMATE OF MULTIFAMILY SOLAR COST

| Cost Category | Description of Activities | Cost Baseline (1) | 2017 Estimate |
|---|---|---|---|
| Equipment | Solar modules, inverters, racking, balance of materials (meters, wiring, conduit, load centers, combiner boxes, and carport installations/retrofits if needed) | $1.35 | $1.26 |
| Labor | Direct and indirect labor costs for installation of solar energy system | $0.33 | $0.33 |
| Permitting, Site Engineering and Interconnection | Permitting, inspection and interconnection fees, site design and engineering, construction, management, trenching and street repair, virtual net meeting box fabrication | $0.12 | $0.12 |
| Project Development | Customer acquisition, project analysis and assessments, project financial underwriting, and contraction negotiation | $0.37 | $0.37 |
| Overhead | General and administrative (G&A) expenses—including fixed overhead expenses covering payroll, facilities, administrative, finance, legal, information technology, and other corporate functions adjusted based on state "cost of doing business" index | $0.34 | $0.34 |
| Profit | Developer profit on installation (20%) | $0.43 | $0.42 |
| | **TOTAL** | **$3.02** | **$2.92** |
| Cost Adders | Estimated maximum additional costs for parking canopies, carport installations, high-rise installations, and specialized site issues. | $0.40 | $0.40 |
| | **MAXIMUM** | $3.42 | $3.32 |
| | **AVERAGE** | $3.20 | $3.15 |

(1) Baseline multifamily installation costs estimates are based on NREL evaluation of solar costs.[1] Cost estimated assume:

- NREL equipment cost for scaled PV installations
- NREL labor cost for scaled PV installations adjusted for higher California wage rates
- NREL permitting, inspection, engineering and interconnection costs
- NREL project development and overhead costs for California residential installations.
- 20% developer profit margin

[1] Donald Chung, Carolyn Davidson, Ran Fu, Kristen Ardani, and Robert Margolis, U.S. Photovoltaic Prices and Cost Breakdowns: Q1 2015 Benchmarks for Residential, Commercial, and Utility-Scale Systems, September, 2015. National Renewable Energy Laboratory.

# APPENDIX E – INCENTIVE STRUCTURE for PV INSTALLATIO

**Modeling Scenario for Incentives**

To estimate the incentive levels required for the Multifamily Solar Roofs Program, we modeled a fully scaled solar PV systems at a 72 unit affordable multifamily complex located in PG&E's territory offsetting both common area and tenant area usage. The assumptions used in the analysis are shown in the table below.

| | Total | Residential Unit Systems | Common Areas Systems |
|---|---|---|---|
| Baseline Energy Consumption (kWh) | 488,362 | 346,579 | 141,782 |
| | *1-Bedrooms* | *94,522* | |
| | *2-Bedrooms* | *110,275* | |
| | *3-Bedrooms* | *141,783* | |
| Tariff Schedule | | CARE | A10 |
| PV System Size *(kW)* | 265.10 | 167.31 | 97.78 |
| PV System Cost Index *($/watt)* | $3.20 | | |
| PV system Cost *(per Cost Index)* | $ 848,304 | $ 535,405 | $ 312,899 |
| PV Generation *(kWh)* | 384,388 | 242,605 | 141,782 |
| Percent PV Offset | 78% | 70% | 100% |
| Percent PV Allocation | 100% | 63% | 37% |
| Tenant Economic Benefit | 100% | | |
| Utility Price Inflation | 2% | | |
| TPO PPA Escalators | 2% | | |

In modeling incentive levels we sought to identify a theoretical breakeven point and from that benchmark calculate an incentive levels meeting the value expectations of both tenants and property owners. The modeling considered both property purchase scenarios and TPO financed installations. The modeling also consider scenarios for existing properties making solar retrofits that cannot access Federal renewable investment tax credits (ITCs), and scenarios where a property owner is installing a solar energy system at part of broader property financing in which Low Income Housing Tax Credits (LIHTC) and ITC can be leveraged and leveraged to reduce the costs of solar energy system.

## APPENDIX E – INCENTIVE STRUCTURE for PV INSTALLATIO

### #1: BASELINE SCENARIO – EXISITNG MULTIFAMILY PROPERTIES WITHOUT LIHTC FINANCING

| | **BENCHMARK** | | **Property Purchase 4% LIHTC** | | **TPO Supported** | |
|---|---|---|---|---|---|---|
| | *Common* | *Resident* | *Common* | *Resident* | *Common* | *Resident* |
| PV Costs | $312,899 | $545,405 | $312,899 | $545,405 | $312,899 | $545,405 |
| PV Allocation | 37% | 63% | 37% | 63% | 37% | 63% |
| **Incentives** | **$1.92** | **$2.88** | **$2.24** | **$3.20** | **$1.60** | **$2.24** |
| **Blended Incentive Rate** | **$2.53** | | **$2.85** | | **$2.00** | |
| **Inventive Amount** | **$187,740** | **$481,864** | **$219,029** | **$535,405** | **$156,450** | **$374,783** |
| **Sources Leveraged and Gap Analysis** | | | | | | |
| ITC | $0.00 | | $0.00 | | ($92,121) | |
| LIHTC | $0.00 | | $0.00 | | 0 | |
| Funding Gap | $178,700 | | $93,870 | | $221,950 | |
| Finance Costs | $128,563 | | $67,553 | | $100,843 | |
| Total Gap (Funding Gap + Financing) | $307,263 | | $161,403 | | **$322,793** | |
| **Funding Gap Coverage** | | | | | | |
| Property Cash Flow | $22,562 | | $22,562 | | $22,562 | |
| Debt Supported by Cash Flow | $262,438 | | $262,438 | | $451,245 | |
| Property Contribution (*Debt Service or PPA Payment)* | $332,510 | | $161,403 | | **$460,969** | |
| **Tenant Benefit** | | | | | | |
| Tenant Benefits (*Average Annual)* | $45,178 | | $45,178 | | $45,178 | |
| Tenant Benefits (*20-year estimate)* | $703,347 | | $703,347 | | $703,347 | |
| Tenant Benefit *(Avg. per Unit per yr)* | $488.44 | | $488.44 | | $488.44 | |
| **Operations and Maintenance** | | | | | | |
| O&M (*Average Annual)* | $10,127 | | $10,127 | | *Included in PPA* | |
| O&M *(20-year estimate)* | $177,131 | | $177,131 | | *Included in PPA* | |
| **Third Party Agreements** | | | | | | |
| Estimated TPO PPA Rate | $0.03/kWh | | $0.019/kWh | | $0.049 | |

## APPENDIX E – INCENTIVE STRUCTURE for PV INSTALLATIO

### #2: LEVERAGE SCENARIO – EXISITING PROPRTIES WITH LIHTC FINANCING

| | **BENCHMARK** | | **Property Purchase 4% LIHTC** | | **TPO Supported** | |
|---|---|---|---|---|---|---|
| | *Common* | *Resident* | *Common* | *Resident* | *Common* | *Resident* |
| PV Costs | $312,899 | $545,405 | $312,899 | $545,405 | $312,899 | $545,405 |
| PV Allocation | 37% | 63% | 37% | 63% | 37% | 63% |
| **Incentives** | **$0.96** | **$1.60** | **$1.28** | **$1.92** | **$1.60** | **$2.24** |
| **Blended Incentive Rate** | **$1.36** | | **$1.71** | | **$2.00** | |
| **Inventive Amount** | **$93,870** | **$267,702** | **$125,160** | **$321,243** | **$156,450** | **$374,783** |
| **Sources Leveraged and Gap Analysis** | | | | | | |
| ITC | ($116,816) | | ($96,456) | | ($92,121) | |
| LIHTC | ($248,094) | | ($201,733) | | 0 | |
| Funding Gap | $171,441 | | $103,712 | | $221,950 | |
| Finance Costs | $109,277 | | $66,107 | | $100,843 | |
| Total Gap (Funding Gap + Financing) | $280,718 | | $169,819 | | **$322,793** | |
| **Funding Gap Coverage** | | | | | | |
| Property Cash Flow | $22,562 | | $22,562 | | $22,562 | |
| Debt Supported by Cash Flow | $275,586 | | $275,586 | | $451,245 | |
| Property Contribution (*Debt Service or PPA Payment)* | $280,718 | | $169,819 | | **$460,969** | |
| **Tenant Benefit** | | | | | | |
| Tenant Benefits (*Average Annual)* | $45,178 | | $45,178 | | $45,178 | |
| Tenant Benefits (*20-year estimate)* | $703,347 | | $703,347 | | $703,347 | |
| Tenant Benefits *(Avg. per Unit per yr)* | $488.44 | | $488.44 | | $488.44 | |
| **Operations and Maintenance** | | | | | | |
| O&M (*Average Annual)* | $10,127 | | $10,127 | | *Included in PPA* | |
| O&M *(20-year estimate)* | $177,131 | | $177,131 | | *Included in PPA* | |
| **Third Party Agreements** | | | | | | |
| Estimated TPO PPA Rate | $0.072/kWh | | $0.06/kWh | | $0.049 | |

## APPENDIX E – INCENTIVE STRUCTURE for PV INSTALLATIO

### #3: LEVERAGE SCENARIO – NEW CONSTRUCTION WITH LIHTC FINANCING

| | **Property Purchase 9% LIHTC** | |
|---|---|---|
| | *Common* | *Resident* |
| PV Costs | $312,899 | $535,405 |
| PV Allocation | 37% | 63% |
| **Incentives** | **$0.26** | **$0.26** |
| **Blended Incentive Rate** | **$0.26** | |
| **Inventive Amount** | **$25,031** | **$42,843** |
| **Sources Leveraged and Gap Analysis** | | |
| ITC | ($234,132) | |
| LIHTC | ($605,665) | |
| Funding Gap | 0 | |
| Finance Costs | 0 | |
| Total Gap (Funding Gap + Financing) | 0 | |
| **Funding Gap Coverage** | | |
| Property Cash Flow | $22,562 | |
| Debt Supported by Cash Flow | $376,037 | |
| Property Contribution | O&M Costs | |
| **Tenant Benefit** | | |
| Tenant Benefits (*Average Annual)* | $45,178 | |
| Tenant Benefits (*20-year estimate)* | $703,347 | |
| % Benefits Retained | $488.44 | |
| **Operations and Maintenance** | | |
| O&M (*Average Annual)* | $10,127 | |
| O&M *(20-year estimate)* | $177,131 | |

# APPENDIX E – INCENTIVE STRUCTURE for PV INSTALLATIO

## ASSESSMENT OF SCENARIOS

| | |
|---|---|
| #1: BASELINE INCENTIVE SCENARIOS – Solar PV Retrofit without access to other resources to offset solar costs | ▪ Benchmark assumes access to financing at 6% financing for 20 years. Benchmark provide slightly less cash flow than is required for debt service, no coverage of to property O&M costs, and no return on investment. However, cash flow would be sufficient cash flow to cover estimated PPA costs of $0.03 per kWh.<br>▪ Property purchase option shows incentive levels required to accomplish a PV system purchase and cover ongoing O&M costs from common area savings. Because financing in rolled into a long-term mortgage, debt service costs under this options result in kWh costs under $02/kWh. Additionally, at this incentive level, TPO agreements should be structured as pre-paid agreement to deliver comparable benefits.<br>▪ TPO option reflects incentive level required achieve the minimal level of cash flow to cover TPO agreement costs. This level is an optimal level for TPO program transactions. Adjusting the incentives upward slightly to $2.30/watt will ensued cash flows to meet typical financial underwriting debt rations (1.2). |
| #2: LEVERAGE SCENARIO – Existing multifamily with LIC financing | ▪ Benchmark assumed LIHTC funding fixed mortgage including unfuned solar costs. Benchmark provide slightly less cash flow than is required for debt service, no coverage of to property O&M costs, and no return on investment. Additionally, the cash flows would not be sufficient to cover estimated PPA payments of $079/kWh because of tenant benefit requirements.<br>▪ Property purchase option shows incentive levels required to accomplish a PV system purchase in conjunction with LIHTC financing. The option generates sufficient cash flow from common area savings to cover debt service. Energy costs under the purchase option are $$0.023/kWh compared to $0.078/kWh under TPO PPA over 20-year period. TPO options cannot be supported at this incentive level.<br>▪ TPO option reflects incentive level required achieve project cash flow sufficient to cover ongoing TPO PPA costs. TPO would require greater inventive levels that property purchase with LIHTC financing. Therefore option is not cost-effective .TPO costs are higher that purchase options because multifamily properties can leverage the ITC as part of LIHTC-financed projects. Under this approach property also pay rent in excess of what the debt service payment would have been; in the case shown approximately $220,000. Purchase options provide greater benefits at lower cost. |
| #3: LEVERAGE SCENARIO – Newly constructed multifamily housing with LIHTC | ▪ The purchase option for new construction identifies the amount needed to fully fund the installation of the solar energy system. TPO options are not considered viable for LIHTC new construction or rehabilitation projects. |

**CALIFORNIA PUBLIC UTILITIES COMMISSION**

*Ensuring safe and reliable service at just and reasonable rates*

# DIVISION ANALYSIS

***CONFIDENTIAL-Government Code §6254(l)***

| Subject: Multifamily Affordable Housing Renewables Program | | Bill number: AB 693 |
|---|---|---|
| Division(s): Energy | Fiscal Impact? ☒ Yes ☐ No | Bill version: As Amended June 16, 2015 |
| Division staff author(s): Elizabeth Curran; Amy Kochanowsky | | Bill author: Eggman, Williams |
| Date director(s) approved: | Date fiscal approved: | Bill sponsor: |

## RECOMMENDATION FOR LEGISLATIVE SUBCOMMITTEE POSITION

☐ **Support**
☐ **Oppose**
☒ **Neutral**
☐ **Support if amended**
☐ **Oppose unless amended**
☐ **None**

## SUMMARY OF BILL

This bill would create the Multifamily Affordable Housing Renewables Program, which would provide monetary incentives for the installation of qualified renewable energy systems (not limited only to solar energy systems) on multifamily affordable housing properties. Specifically, this bill:

- Requires the CPUC to authorize $100,000,000 annually from the IOUs' Cap-and-Trade allowance revenues to create an incentive program for qualifying renewable energy systems. These allowance revenues must be appropriated between the fiscal year commending July 1, 2016, and ending June 30, 2026, and the incentive payments for multifamily affordable housing properties must continue through December 31, 2030.
- Establishes a target of installing 300 MW of renewable energy systems on multifamily affordable housing properties by 2030.
- Requires that the program be administered by a qualified third party.
- Requires that systems installed under the incentive program "be primarily used to offset electrical usage by low-income tenants".
- Requires that low-income customers participating in the program receive utility bill offsets through virtual net metering tariffs (VNM).
- Requires the CPUC to submit an annual assessment of the program to the Legislature.

**CURRENT LAW**

- PU Code Section 748.5 specifies that the CPUC shall require all revenues received by an electrical corporation as a result of the direct allocation of greenhouse gas allowances to electric utilities to be credited to residential, small business, and emissions-intensive trade-exposed retail customers, except that the CPUC may allocate up to 15 percent of the revenues to clean energy and energy efficiency projects not otherwise funded.

- PU Code Section 2852, pursuant to AB 2723 (Pavley, 2006), requires the CPUC to ensure that not less than 10 percent of the overall California Solar Initiative (CSI) funds be used to provide monetary incentives for the installation of solar energy systems on low-income residential housing. The CPUC implemented this law In November 2007 (D.07-11-045) and October 2008 (D.08-10-036), which created the Single Family Affordable Solar Homes (SASH) and Multifamily Affordable Solar Housing (MASH) programs respectively.

- PU Code Section 2851, pursuant to AB 217 (Bradford, 2013), authorized $108 million in additional funding for existing programs that provide monetary incentives for the installation of solar energy systems on low-income residential housing. The bill extends the SASH and MASH programs until 2021, or the exhaustion of new funding, whichever comes first and sets a goal of 50 MW of installed capacity across both programs. The CPUC implemented this law in January, 2015 (D.15-01-027).

**AUTHOR'S PURPOSE**

The stated purpose of this legislation is to lower energy bills of CARE-eligible tenants in low-income multifamily housing by increasing installations of renewable energy systems at these properties. The CPUC is the appropriate agency to implement this type of incentive program.

**EXPLANATION OF BILL'S IMPACT ON CPUC PROGRAMS, PRACTICE & POLICY**

1. The bill will reduce the size of the residential California Climate Credit and limit the quantity of the electric investor-owned utilities' (IOUs) greenhouse gas (GHG) allowance proceeds that are available for other clean energy and energy efficiency projects.
2. The Multifamily Affordable Housing Renewables Program would have several important differences from the current Multifamily Affordable Solar Housing (MASH) and Single Family Affordable Solar Homes (SASH) incentive programs.
3. The Multifamily Affordable Housing Renewables program has the potential to overlap with existing incentive programs and to prejudge open proceedings.

1. <u>Impacts on the Electric IOUs' Uses of Allowance Proceeds and the California Climate Credit</u>

Under the Air Resource Board's Greenhouse Gas Cap-and-Trade Regulation, ARB allocates GHG emission allowances to the electric investor-owned utilities. ARB requires the electric

IOUs to consign (i.e. sell) these allowances at ARB's quarterly allowance auctions, and all proceeds must be used for ratepayer benefit subject to CPUC oversight.

Through a series of decisions implementing both the CPUC's responsibilities under the Cap-and-Trade regulation and PU Code § 748.5, the CPUC specified that these allowance proceeds must be distributed to emissions-intensive trade-exposed (EITE) entities, small businesses, and residential customers, with some proceeds used for reasonable administrative and outreach and education costs.

- *AB 693 will reduce the size of the residential California Climate Credit*

Any allowance proceeds that the CPUC approves the utilities to use to fund clean energy and energy efficiency projects, including the new Multifamily Affordable Housing Renewables Program, have the effect of reducing the funds available for the residential California Climate Credit. In Decision (D.) 12-12-033, the CPUC specified that the electric utilities must first allocate allowance proceeds to EITE customers, small business customers, and to address administrative and outreach and education costs. The CPUC also allows the three large electric utilities to allocate allowance proceeds to temporarily offset GHG costs from residential rates.[1] All remaining funds, less any proceeds used for approved clean energy and energy efficiency projects, are distributed to residential customers as the California Climate Credit. Each utility calculates the semi-annual residential California Climate Credit by dividing the total amount of revenues forecast to be available for the Climate Credit by the number of eligible households (and then dividing by two because the credit is distributed twice per year). As residential customers are last to be compensated, the amount of revenue they receive is impacted when clean energy and energy efficiency projects are funded.

Of the forecasted $1.15 billion available to return to customers in 2015, $977 million will be returned to residential customers ($577 million will be returned as the California Climate Credit and $400 million will be used to offset GHG costs from residential rates). AB 693 would reduce the total distribution to residential customers by $100 million, or approximately 10% of total funds for residential customers.

- *AB 693 will reduce funding available for other clean energy and energy efficiency projects*

The CPUC has not yet approved any clean energy or energy efficiency projects to be funded with allowance proceeds, though it has clarified in two decisions (D.12-12-033 and D.14-10-033) that the utilities may propose projects that have GHG reductions as a stated and measurable goal and that utilities must demonstrate why the project is best funded using GHG allowance proceeds instead of ordinary recovery through rates.

The CPUC has established a process for the utilities to request the use of up to 15 percent of allowance revenues for clean energy and energy efficiency projects. If a large portion of this

[1]The CPUC permitted this use of funds due to previous statutory limitations that prevented the equitable allocation of GHG costs between lower and upper-tier customers and that led to a large disparity between lower-tier and upper-tier electricity rates. However, these statutory limitations have since been removed, and both the proposed decision and the alternative proposed decision in the CPUC's residential rate reform proceeding (R.12-06-013) proposed to eliminate this volumetric rate offset. In future years, funds previously used for this purpose (approximately 35% of total allowance proceeds) will be returned to customers as the California Climate Credit.

available funding is dedicated to the new Multifamily Affordable Housing Renewables Program, less funding will be available for other clean energy and energy efficiency projects.

Based on the utilities 2015 forecast for example, if $100 million or 9% of total allowance proceeds were used for the new Multifamily Affordable Housing Renewables Program, only $67 million or 6% would be available for other clean energy and energy efficiency projects.

At present, the CPUC is considering a request by San Diego Gas & Electric Company (SDG&E) to fund its proposed 22-year, $103 million electric vehicle charging pilot program with allowance proceeds (proceeding A.14-04-014).

- *Requires CPUC to determine process to collect revenues from utilities for Multifamily Affordable Housing Renewables Program*

The bill does not specify how the $100 million would be apportioned across the investor-owned electric utilities, so the CPUC would need to determine this. Each utility receives allowances from ARB and uses the value of those allowances for the benefit of its own customers. The CPUC would need to determine how the utilities each contribute revenues towards the $100 million and the methodology to determine how much each utility should contribute towards the total.

- *AB 693 presumes that allowance proceeds will be available after 2020, but ARB's Cap-and-Trade Regulation only specifies allowance allocations through 2020*

AB 693 requires that the CPUC use $100 million in allowance proceeds annually from July 2016 ending June 30, 2026. However, ARB's Cap-and-Trade Regulation only specifies that electric utilities will receive allowances through 2020. It is unclear whether and how AB 693 expects the CPUC to fund the Multifamily Affordable Housing Renewables Program if allowance revenues are not available after 2020.

2. <u>This new program is significantly different from existing renewable energy programs. The CPUC would need to open a new proceeding to design and establish the program rules. Some differences are described below:</u>

   - *Single family homes are excluded from the program proposed by this bill*

     There are currently two incentive programs for low-income residential housing under the CSI program. The MASH program provides incentives for the installation of solar energy systems on qualified multifamily affordable housing and the SASH program provides incentives for the installation of solar energy systems on qualified single-family affordable homes.

     The incentive program proposed by this bill would only fund renewable energy systems installed on qualifying multifamily affordable housing; systems installed on single-family homes would not be eligible. Because low-income Californians live in both multifamily and single-family residences, if the Legislature's goal is to expand access to the economic benefits of renewable distributed generation to all low-income Californians, it should consider providing funding to installations on single-family homes as well.

- *Solar-electric vs Various Renewable Energy Technologies*

  The current MASH program provides incentives only to solar-electric systems. The incentive program proposed by this bill would incentivize "qualifying renewable energy systems", which it defines as any of 13 different technologies, including many that are unlikely candidates to be installed on multifamily affordable housing properties, such as solar thermal, municipal solid waste conversion, ocean wave, ocean thermal and tidal current.[2] Because incentive levels are typically technology based and the costs and markets of the 13 technologies identified in the bill are varied, this program may require establishing a variety of incentive levels for a wide range of renewable energy technologies. This would add considerable complexity as compared with the current MASH program.

- *Required participation in virtual net metering tariffs (VNM)*

  The bill requires enrollment in virtual net metering tariffs in order to be eligible for participation in the incentive program. The current MASH program provides a higher incentive level for portions of a system that use VNM to assign generation to tenants and guarantee a direct economic benefit of at least 50% of generation allocated to them. However, it also offers a lower incentive level that does not require enrollment in VNM.

  This requirement would make certain properties that are eligible to receive the lower incentive level under the current MASH program, ineligible for the proposed incentive program. Under current tariffs, master metered properties (for example many mobile home parks) are not eligible for VNM and therefore would not be eligible to participate in the proposed incentive program. Effectively, this would eliminate certain MASH market actors that focus on mobile homes (e.g., Shorebreak Energy) from participating in this market.

  The bill's requirement that incentive program participants must be enrolled in VNM would ensure that eligible low-income tenants would receive a direct economic benefit from the generation of the installed system in the form of lower utility bills. Under the current MASH program, projects that receive the lower incentive level are not required to demonstrate that tenants receive a direct economic benefit.

- *More stringent eligibility requirements for multifamily low-income properties*

  The bill would adopt a more stringent definition of "qualified multifamily affordable-housing property" than is currently required for participation in the MASH program. Any multifamily property that meets the definition of "low-income residential housing" established in PU Code Section 2852 is eligible to participate in the current MASH program.

[2] The list of the 13 technologies defined by the bill as a "qualifying renewable energy system" is taken directly from PU Code Section 25741. In this context "solar thermal" refers to utility scale solar thermal systems and therefore we assume that solar water heating systems, as defined by PU Code Section 2861(g), would not be eligible for the incentive program proposed by this bill.

In order to be eligible for its proposed incentive program, the bill would require that, in addition to meeting Section 2852's definition, eligible properties would have to meet at least one of the following requirements:

(A) "The property is located in a disadvantaged community as identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code" (This refers to the CalEnviroScreen Tool)

(B) "At least 80 percent of the residents reside in households, adjusted by size, having incomes not in excess of 60 percent of the area median income of the county."

Additionally, the bill adds the language "complex of at least five rental housing units" to the definition of multifamily affordable housing property. Although the intent and meaning of this language is unclear, it could be used to limit the participation of some developers who are currently eligible under the MASH program.

- *Bill has unclear requirements with regard to CARE and definition of low-income*

Enrollment in the CARE program is not a requirement to participate in the current MASH program. PU Code Section 2852 uses the California Health and Safety Code's definition of "lower income households".

This bill has the stated goal of "installing qualifying renewable energy systems that have a generating capacity equivalent to at least 300 megawatts for the express purpose of lowering the energy bills of CARE-eligible tenants at low-income multifamily housing." (Section 1(f)). The bill also states that "The commission shall require that the electricity generated by qualifying renewable energy systems installed pursuant to the program be primarily used to offset electricity usage by low-income tenants." (Section 3(d)(3)). However, the bill does not provide a clear definition of "low-income" and does not clearly state that generation must be primarily used to offset usage by CARE customers specifically.

- *Requires 3rd party administrator*

The MASH program is currently administered by PG&E, SCE and CSE (in SDG&E territory). This bill would require that the CPUC select a 3rd party to administer the proposed incentive program. While in the past ED Staff has proposed centralizing MASH program administration into a single administrator across all three electric utilities in order to gain efficiency due to economies of scale and the benefits of standardization, including this requirement in the bill would reduce the CPUC's flexibility when implementing the program. For example, in the event that the CPUC were unable to secure a qualified 3rd party program administrator, it would be unable to delegate this role to the utilities, if this language remains in the bill.

- *Significantly greater funding than current incentive programs*

The bill would fund the proposed incentive program at $100,000,000 per year over 10 years for a total of $1 billion. In comparison, the MASH and SASH programs were originally funded at $108 million each and were recently reauthorized with an additional

$54 million for each program. The Low-Income component of the CSI-Thermal program has a total budget of $25 million. The Self Generation Incentive Program (SGIP) is funded at $83 million per year through 2020.

3. Potential overlap with existing incentive programs and open proceedings:

Although the bill does not specify a start date for the incentive program, it would direct the Commission to allocate funding beginning on July 1, 2016 and, therefore, has the potential to overlap with existing incentive programs for renewable energy installations on multifamily affordable housing:

- The MASH program is authorized through 2021, or the exhaustion of funding, whichever comes first.
- The Self Generation Incentive Program (SGIP) provides incentives for the installation of renewable and emerging technologies and non-renewable fueled conventional combined heat and power projects. Wind, biogas and fuel cells are all technologies that are currently eligible for SGIP incentives and are also included in AB 693's definition of "qualifying renewable energy technologies". However, SGIP does not include a low-income component.

Additionally, this bill may prejudge the CPUC's implementation of AB 327 (Perea, 2013). As codified in PU Code Section 2823.1(b)(1), the CPUC is directed to ensure that the Net Energy Metering (NEM) successor tariff/contract, currently under consideration in the open proceeding R.14-07-002, includes "specific alternatives designed for growth among residential customers in disadvantaged communities". One of the approaches currently being considered to ensure that eligible renewable energy resources are adopted by residential customers in disadvantaged communities is a proposed Incentive Enhancement to the Standard NEM Successor Tariff/Contract. Under this proposed option, the existing SASH and MASH programs would be provided with additional funding to expand the number of systems they install and to focus the installation of these additional systems in CalEnviroScreen-designated disadvantaged communities. In the event that this proposal is adopted as part of the R.14-07-002 proceeding, some customers would be eligible to participate in both the extended MASH program and the incentive program proposed by this bill. In addition, it may prevent the CPUC from adopting a more efficient and cost effective program to address the barriers that low income customers face in going solar.

**SAFETY IMPACT**

The bill has the potential to enhance the health and well-being of California citizens in so far as the renewable energy systems installed as a result of this program displace natural gas electric generation that has harmful health and environmental impacts associated with it.

**RELIABILITY IMPACT**

The bill has the potential to either negatively or positively impact the reliability of the electricity grid depending on the needs of the system and the locations where the renewable energy systems are installed.

**RATEPAYER IMPACT**

The $100 million that would be used annually to fund the Multifamily Affordable Housing Renewables Program would, similar to any other clean energy and energy efficiency projects, reduce each utility's allowance proceeds available for the residential California Climate Credit. In aggregate, the revenues distributed for the residential California Climate Credit would be reduced by $100 million per year. In effect, only residential customers would pay for the Multifamily Affordable Housing Renewables Program, not other classes of ratepayers.

Table 1 provides an illustrative example of the impact of the proposed program on the California Climate Credit using data from 2015. If the program were in effect in 2015, each Climate Credit for PG&E households, for example, would be reduced by about $4 or 16%.[3] The potential reduction in the value of the residential California Climate Credit ranges from about 10-20%, depending on the utility (Table 1). Although the proposed Multifamily Affordable Housing Renewables Program would not begin until 2016, this analysis estimates the magnitude of its impact on the Climate Credit.

**Table 1: Potential Impact of Proposed Program on Residential California Climate Credit**

| | Actual October 2015 Climate Credit | Hypothetical 2015 Climate Credit Reduction | % Reduction |
|---|---|---|---|
| Pacific Gas and Electric Company | $24.76 | $3.89 | 16% |
| Southern California Edison Company | $29.00 | $5.57 | 19% |
| San Diego Gas & Electric Company | $23.99 | $4.18 | 17% |
| PacifiCorp | $141.03 | $15.82 | 11% |
| Liberty Utilities (CalPeco Electric) | $35.01 | $4.29 | 12% |

Because this bill would encourage the installation of renewable energy technologies and therefore increase the number of customers enrolled in net energy metering tariffs (NEM), it also has the potential to impact non-participant ratepayers. On October 28, 2013, the Commission issued a report on the costs and benefits of the NEM program (2013 NEM Report), in compliance with AB 2514 (Bradford, 2012).[4] The study evaluated the costs and benefits of the NEM program using two separate measures: (1) a cost-benefit analysis, which estimates the net benefits (or costs) of a demand-side resource or program from the perspective of non-participating customers, and (2) a cost of service test, which compares the utility cost of serving NEM customers with their actual bill payments. Though the estimates contained in this report are subject to certain methodological limitations, the analysis suggests that NEM generation resulted in a net cost to other ratepayers (i.e., those not participating in NEM) of $79 to $252 million during 2012, increasing to $370 million to $1 billion per year in 2020. The report also notes that the costs of NEM are largely a function of retail rate designs, and that any future changes to the rate structure would have a significant impact on the results. With regard to the cost of service analysis, the study finds that NEM customers appear to be paying slightly more than their full cost of service. The study does

[3] This analysis assumes that each utility would contribute to the 2015 allocation of $100,000,000 in proportion to the relative number of allowances they received for 2015.
[4] California Net Energy Metering Ratepayer Impacts Evaluation, available here: http://www.cpuc.ca.gov/NR/rdonlyres/75573B69-D5C8-45D3-BE22-3074EAB16D87/0/NEMReport.pdf.

not indicate how much NEM customers should be paying relative to non-participating customers in order for an electric utility to meet its revenue requirement.

**FISCAL IMPACT**

Implementation of the incentive program established by AB 693 requires the addition of one fulltime permanent Public Utilities Regulatory Analyst (PURA) IV, one permanent fulltime Administrative Law Judge III and one half-time Administrative Assistant within the ALJ Division, with an estimated fiscal impact of $308,368. In order to implement this program the Commission would most likely have to implement an OIR in order to set the rules for how the 3rd Party administrator of the program is to be chosen and monitored. In addition, if AB 693 becomes law a mechanism/formula must be developed to distribute the funds to low income households and/or third party solar energy producers. This would require coordination with the four major California IOUs as well as the smaller IOUs. Any OIR would have numerous interveners seeking to influence the distribution and allocation of $100 million each year. It would be expected that as the program continues there would be continued interest from Parties seeking to influence the program. Any OIR and ongoing Ratesetting proceedings would require Evidentiary Hearing, Workshops as well as Public Participation Hearings. This would necessitate one additional ALJ and halftime support staff. Additionally, the PURA IV would manage the overall implementation of the Multifamily Affordable Housing Renewables Program and provide support to ALJ Division in related proceedings.

AB 693 also requires the CPUC to produce an annual report to the Legislature assessing the success of the program. Due to the depth of analysis required by this report, the CPUC would need to contract with a consultant at an estimated annual cost of $250,000.

The total fiscal impact of $558,368 would be funded by the Public Utilities Commission Utilities Reimbursement Account (PUCRUA), Fund 0462.

**ECONOMIC IMPACT**

This bill would have a positive economic impact on developers and installers of the qualified renewable energy technologies identified by the bill. Due to the strength of the existing solar market and experience the industry has with multifamily affordable housing properties, it seems likely that the majority of systems installed under the proposed program would be solar-electric and solar-thermal.

The bill would also have a positive economic impact on low-income residents of qualified multifamily affordable housing that have renewable energy systems installed. The bill specifically requires that the electric generation of installed systems be used to offset the usage of low-income tenants and that these customers be enrolled in a virtual net metering tariff. These customers would see reduced utility bills as a result of the program.

As mentioned previously, the bill's requirement that all customers participating in the program be enrolled in virtual net metering tariffs could potentially exclude developers whose business models are primarily focused on properties that are master metered (for example many mobile home parks), as master metered properties are not eligible under existing VNM tariffs. These projects are eligible to receive an incentive under the current MASH program but would be ineligible under the proposed program. This could have a negative economic impact on developers who specialize in installing on master metered properties.

The bill could have a negative economic impact on residential customers as a whole. California's GHG Cap-and-Trade program may lead to marginal increases in the cost of goods and services, as well as the costs to produce electricity. The CPUC designed the California Climate Credit to preserve the spending power of California households. In developing the California Climate Credit, the CPUC reasoned that providing the credit to residential customers would "largely preserve the overall demand for goods and services in the economy" if "customers receive the value of the GHG allowance revenue and subsequently spend these revenues…" (D.12-12-033 at 109). Reducing the value of the residential California Climate Credit by $100 million in aggregate could reduce the amount of money California households spend in the California economy.

**LEGAL IMPACT**

The proposed bill does contain some potentially problematic clauses.

1. As pointed out above, section 3(a)(3) requires:

In order to be eligible for its proposed incentive program, the bill would require that, in addition to meeting Section 2852's definition, eligible properties would have to meet at least one of the following requirements:

(A) "The property is located in a disadvantaged community as identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code" (This refers to the CalEnviroScreen Tool); or,

(B) "At least 80 percent of the residents reside in households, adjusted by size, having incomes not in excess of 60 percent of the area median income of the county."

Section 3(d)(3), however, requires that the energy be "primarily used to offset electricity usage by low-income tenants" This has the potential of creating confusion regarding various possible situations. If, for example, 80 percent of a multi-family building are low-income households, do only those households get the offset [under Section 3(d)(3)] or does every household in the building share in that benefit? Clearer definitions of low-income would help alleviate interpretation problems.

2. The bill also caps administrative costs at 10% but also allows for the use of "performance-based incentives." Assuming that "performance-based incentives" means performance-based contracts, those type of contracts, typically do not track costs separately. As such, enforcing the 10% requirement may not be possible.

**LEGISLATIVE HISTORY**

Please see below.

**BACKGROUND INFORMATION ON IMPACTED PROGRAMS, PRACTICE OR POLICY**

Multifamily Affordable Solar Housing (MASH) and Single Family Affordable Homes (SASH)

Decision 06-01-024 established the California Solar Initiative (CSI) and committed $2.5 billion of ratepayer funds over a 10-year period for solar incentives and required 10% of these funds to be used for projects for low-income residential customers and affordable housing projects. In 2006 the Legislature passed AB 2723 requiring the Commission to ensure that not less than 10% of overall CSI funds be used for the installation of solar energy systems on "low-income residential housing" as defined in the bill. In November 2007, the CPUC issued D.07-11-045, which established a $108 million SASH incentive program for low-income homeowners to provide subsidies for solar energy systems on existing owner-occupied single family households. In October 2008, the Commission issued D.08-10-036, which established a $108 million MASH incentive program for qualifying affordable housing developments, as defined in state law.

In 2013, the Legislature passed AB 217 which authorizes $108 million in new funding for both MASH and SASH, sets a goal of 50 MW of installed capacity across both programs, and extends the programs until 2021, or the exhaustion of new funding, whichever comes first. Pursuant to AB 217, D.15-01-027 established a $54 million budget for the MASH program with an installed capacity target of 35 MW and a $54 million budget for the SASH program with an installed capacity target of 15 MW.

The MASH program currently has a waitlist of projects totaling over 50 MW of capacity and is closed to new applicants pending approval of the updated MASH program handbook and implementation details. We expect the program to reopen and begin processing waitlisted applications in mid-summer 2015.

Self-Generation Incentive Program (SGIP)

SGIP provides incentives for the installation of renewable and emerging technologies and non-renewable fueled conventional combined heat and power projects. The SGIP is funded at $83 million a year through 2020. Wind, biogas and fuel cells are all technologies that are currently eligible for SGIP incentives and are also included in AB 693's definition of "qualifying renewable energy technologies". However, SGIP does not include a low-income component.

Reporting Requirements

The CPUC is required to submit an annual assessment of the CSI program (including CSI-Thermal) to the Legislature. The CPUC is also required to conduct a biennial assessment of the SASH and MASH programs performance.

California Climate Credit for Residential Customers

As part of its responsibilities under ARB's GHG Cap-and-Trade Regulation and in PU Code §748.5, the CPUC determined how the electric investor-owned utilities use allowance proceeds to benefit electric utility customers. Each residential household that is a customer of an investor-owned utility receives a California Climate Credit on their electricity bill in April and October of each year. The amount of the Climate Credit will vary from year to year and from utility to utility. Table 2 shows the 2015 Climate Credit for each utility.

**Table 2: 2015 Residential California Climate Credit**

| Electric Bill Provider | Credit Applied to Bill |
|---|---|
| PG&E | $24.76 |
| Liberty Utilities | $35.01 |
| SCE | $29.00 |

| | |
|---|---|
| Pacific Power | $141.03 |
| SDG&E | April: $36.24<br>October: $23.99 |

Though the Cap-and-Trade Regulation endures beyond 2020, the Regulation only allocates allowances to the utilities through 2020. Under current state regulations, 2020 will be the last year in which utilities receive allowance proceeds to return to customers or fund other programs.

**OTHER STATES' INFORMATION**

Not applicable.

**SUMMARY OF SUPPORTING ARGUMENTS FOR RECOMMENDATION**

The CPUC is neutral in support of this bill for the following reason(s):

(1) The bill would expand access to the direct economic benefits of renewable distributed generation to low-income tenants of multifamily affordable housing properties.
(2) However, the bill, as written, would require creating an incentive program that would be complex to administer, as 13 different renewable energy technologies would be eligible to participate.
(3) The bill, as written, does not include a clear definition of "low-income" and it is unclear if the intent is to restrict participation in the program to CARE-enrolled customers

**SUMMARY OF SUGGESTED AMENDMENTS**

This bill should be amended in the following way(s):

(1) PU Code Section 2870(c): ~~The commission shall require the administration of the program by a qualified third party administrator, selected by the commission through a competitive bid process. Not more than 10 percent of the funds allocated to the program shall be used for administration.~~
   - Although having a third party administer the program may be preferable to the utilities administering it separately in their respective territories, making this a requirement could reduce the CPUC's flexibility to design and implement the most efficient and effective program.
   - In addition, the bill should not limit the administrative budget to 10% of the total funds. The SASH program is currently administered by an effective and efficient third party and has an administrative budget of 15%.

(2) PU Code Section 2870(d)(1): The commission shall authorize the award of monetary incentives for ~~qualifying renewable~~ solar and solar plus storage energy systems that are installed on qualified multifamily affordable housing properties…
- As written, the bill would create a program that would provide incentives to any of 13 different renewable energy technologies, including several that are highly unlikely to be installed on multifamily affordable housing properties (i.e., municipal solid waste conversion, landfill gas, ocean wave, ocean thermal, tidal current). Creating effective incentive structures for such a diverse array of technologies would add considerable complexity to the administration of the incentive program with seemingly little practical benefit.

(3) PU Code Section 2870(d)(2): For a ~~photovoltaic~~ qualifying renewable energy facility, the commission shall establish conditions for the monetary incentives that require appropriate siting and high-quality installation of the ~~solar~~ qualifying renewable energy system...The goal of this paragraph is to achieve efficient installation of ~~solar~~ qualifying renewable energy systems…

and (5): The commission shall ensure that incentive levels for ~~photovoltaic~~ qualifying renewable energy installations receiving incentives through the program are aligned with the installation costs for ~~solar energy systems~~ facilities using that particular technology in affordable housing markets…
- As currently written, the program will incentivize a wide array of different renewable energy technologies, yet certain proposed provisions only apply to solar PV systems. It is unclear why this bill establishes specific requirements that apply only to PV systems.

(4) PU Code Section 2870(d)(3): "The commission shall require that the electricity generated by the qualifying renewable energy systems installed pursuant to the program be primarily used to offset electricity usage by low-income tenants. These requirements may include required covenants and restrictions in deeds. Ratepayers participating in the CARE program shall be eligible for utility billing offsets"
- We recommend amending this section to provide a clear definition of "low-income". It is unclear if the intent is to restrict participation in the program to CARE-enrolled customers.
- The intention and meaning of the statement "Ratepayers participating in the CARE program shall be eligible for utility billing offsets." is unclear.

(5) PU Code Section 2870(a)(5)(b): The commission shall annually authorize the allocation of one hundred million dollars ($100,000,000) from the revenues described in subdivision (c) of Section 748.5 for the Multifamily Affordable Housing Renewables Program, beginning with the fiscal year commencing July 1, 2016, and ending with the fiscal year ending June 30, ~~2026~~ 2020.
- Based on the current Cap-and-Trade Regulation, the last year for which the California Air Resources Board allocates allowances to the utilities is 2020; therefore that is the last year in which these revenues will be available under the current regulation.

**SUPPORT/OPPOSITION**

If available, list the names of any organizations that you know have a position on the current version of the bill. [OGA will provide]

**VOTES**

If available, list the vote count for the Senate Floor, Assembly Floor and Concurrence votes, and include the date. [OGA will provide]

**OTHER PERTINENT INFORMATION**

Please describe any other issue that was not previously discussed in this analysis that you believe should be highlighted. [For the Legislative Subcommittee]

**ARGUMENTS FOR AND AGAINST THE BILL**

**Pro:** (1) Existing renewable energy incentive programs may be insufficient to drive meaningful growth in adoption of renewable energy systems among residential customers in disadvantaged communities. This bill would allocate significant resources toward achieving that goal. Also, the MASH program is scheduled to end by 2021, or the exhaustion of funding, whichever comes first, so this program would continue similar funding for at least nine additional years.

(2) The bill would ensure that low-income residents of multifamily affordable housing receive direct economic benefit from the generation produced by the installed renewable energy system through offsets on their utility bills.

**Con:** (1) The bill would prejudge the CPUC's implementation of a tariff for disadvantaged communities to be implemented as part of the NEM successor tariff proceeding.

(2) The bill would reduce the revenues available to distribute to residential households as part of the California Climate Credit.

(3) The incentive program proposed by the bill would not benefit low-income residents of single-family homes.

(4) The incentive program proposed by the bill would be complex to administer as 13 different renewable energy technologies are eligible to participate.

(5) The incentive program proposed by the bill would exclude properties that are not eligible to enroll in a virtual net metering tariff due to being master metered or that do not wish to enroll in virtual net metering due to the added complexity and expense.

-END-

To: Wayne Waite, Policy Director, California Housing Partnership Corporation
From: Lewis Milford, Esq. and Seth Mullendore, Clean Energy Group
Date: August 1, 2016
Re: AB 693 Questions 8 and 9

---

In response to your request for an analysis of the inclusion of storage devices within implementation of AB 693 and for economic analysis on how storage could be integrated into a solar energy system to provide additional tenant benefits under the law, Clean Energy Group has prepared the following document. Our answers in regard to your request are set out below as responses to Questions 8 and 9 in the recent order issued in the AB 693 docket, "Administrative Law Judge's Ruling Seeking Proposals and Comments on Implementation of Assembly Bill 693."

**8. Would a solar energy system paired with a storage device meet the definition in Section 2870(a)(4) of "solar energy system"? Why or why not?**

Yes, storage would be included in the definition of "solar energy system" under the law. Based on the plain language of the law, its legislative history and interpretations of that term by other California and federal agencies, it is indisputable that "solar energy system" includes battery storage within its coverage. There are also quantifiably supported economic justifications and policy reasons to interpret the law to allow for storage integrated as part of a solar energy system under AB 693 (Eggman).

Having said that, our position is that AB 693 provides incentives for storage as an optional component of a solar balance-of-system, where appropriate, but storage is not required in all cases. Decisions on whether to incorporate storage with solar should be left to the affordable housing property owners and their constituencies, depending on what makes economic sense to fulfill their housing mission and provide tenant benefits with the incentive support under AB 693.

***a. The Rules of Statutory Construction Favor Including Storage Within the Definition of "Solar Energy System"***

California Public Utilities Code Section 2870(a)(4) defines a "solar energy system" as "a solar energy photovoltaic device that meets or exceeds the eligibility criteria established pursuant to Section 25782 of the Public Resources Code." Unfortunately, neither this circular definition, nor the language in Section 25782 of the Public Resources Code provide any express guidance regarding whether paired storage is included within the definition of a "solar energy system." However, analysis of Section 2879(a)(4) under the standard rules of statutory construction answer this question in the affirmative.

As the California Supreme Court stated in *Perry v. Gray* 319 P.3d 988, 992 (2014):

> In construing a statute, we seek '"to ascertain the intent of the enacting legislative body so that we may adopt the construction that best effectuates the purpose of the law."' (*Klein v. United States of America* (2010) 50 Cal.4th 68, 77; see *Miklosy v. Regents of Univ. of Cal.* (2008) 44 Cal.4th 876, 888.) Our analysis starts with the statutory language because it generally indicates legislative intent. (Klein, supra, at p. 77; *Chavez v. City of Los Angeles* (2010) 47 Cal.4th 970, 986.) If no ambiguity appears in the statutory language, we presume that the Legislature meant what it said, and the plain meaning of the statute controls. (*Miklosy*, supra, at p. 888; see *Catlin v. Superior Court* (2011) 51 Cal.4th 300, 304; *People v. King* (2006) 38 Cal.4th 617, 622.).

However, courts will consider statutory language to be ambiguous if it is susceptible to at least two reasonable constructions.[1] When a statute is ambiguous, a court "may look beyond its language to other evidence that helps elucidate the Legislature's purpose."[2] As the California Public Utilities Commission (CPUC) has stated, "[i]f the language is ambiguous or susceptible to more than one reasonable interpretation, the next step is to refer to the legislative history. If legislative history fails to provide clear meaning, the final step is to apply reason, practicality, common sense, and extrinsic aids."[3] The courts have identified "a variety of extrinsic aids, including the statutory scheme of which the provision is a part, the history and background of the statute, the apparent purpose, and any considerations of constitutionality," which will be looked to "in an attempt to ascertain the most reasonable interpretation of the measure."[4] The court will aim to provide a construction of the statute that is faithful to its language, produces fair and reasonable results in a majority of cases, and which can be readily understood.[5]

With these rules in mind, the law clearly includes storage within its plain meaning and within its legislative intent.

### *i. The Plain Meaning of the Language of AB 693 Requires Inclusion of Storage*

First, the plain language of "solar energy system" must refer to *all balance-of-system components of such a solar system*. This obviously would include all its component parts, such as inverters and mounting structures as well as storage devices. The language refers to a "system" not just a PV panel. The reason for the reference to "system" clearly is to include the

[1] California Public Utilities Commission, D.03-06-076, R.01-10-024 (Oct. 25, 2001) at p. 43 (citing *Hughes v. Board of Architectural Examiners* (1998) 17 Cal. 4th 763, 776).
[2] *In re Reeves*, (2005) 35 Cal. 4th 765, 771 (citing *People v. Canty* (2004) 32 Cal. 4th 1266, 1277); *See* Cal. PUC, D.04-04-020, R.01-05-047 (Apr. 1, 2004) at pp. 5-6.
[3] California Public Utilities Commission, D.97-11-030, A.96-12-045 (Nov. 5, 1997) at p. 7; D.04-04-020 at p. 12.
[4] *Hughes* at 776; D.03-06-076 a pp. 43-44; *See* Cal. PUC, D.01-01-060, A.00-11-037, A.00-11-043, A.00-11-044, A. 00-11-045 (Jan. 31, 2001) at p. 13 ("[W]e 'look to a variety of extrinsic aids, including the ostensible objects to be achieved, the evils to be remedied, the legislative history, public policy, contemporaneous administrative construction, and the statutory scheme of which the statute is a part.'")
[5] *In re Reeves* at 771 (citing *In re Joyner* (1989) 48 Cal. 3d 487, 495).

balance-of-system components that comprise a modern day solar system. In today's terms, that also clearly includes storage devices in increasing numbers in other better served markets.[6]

Adding specific references to various components of the plain language of "solar energy system" in the law would have been superfluous and redundant. That is, omitting reference to an inverter or a mounting rack in the statute obviously would not exclude that component from incentive coverage under AB 693. The legislature is presumed to know it is describing all the component, balance-of-system parts of a modern day solar system when it legislates in this important clean energy area. Thus, the common comprehensive meaning of the term solar energy system as it is designed today must be used.

Second, the cross-referenced definition supports a balance-of-system storage interpretation. The law provides that the term "solar energy system" means a "solar energy photovoltaic device that meets or exceeds the eligibility criteria established pursuant to Section 25782 of the Public Resources Code." Section 25782 requires that the system be located on the customer's property, used to offset the customer's load, and connected to the distribution system.[7] It also outlines a number of criteria regarding metering, warranties and compliance with relevant codes and standards.[8] Although Section 25782 does not expressly mention storage, its criteria are consistent with the inclusion of storage in the definition of a "solar energy system." However, looking carefully at the statutory scheme within which Section 25782 is contained provides further support for inclusion of storage within the meaning of solar energy system as defined in Section 2870(a)(4).

Sec. 25781(e) provides that a solar energy system is one that has the primary purpose of collecting and distributing solar energy:

> "(e) 'Solar energy system' means a solar energy device that has the primary purpose of providing for *the collection and distribution of solar energy* for the generation of electricity, that produces at least one kW, and not more than five MW, alternating current rated peak electricity, and that meets or exceeds the eligibility criteria established pursuant to Section 25782." (Emphasis added.)

Storage technologies clearly fall within this expressly stated definition of a device intended to collect and distribute solar energy. The referenced language in Section 25781(e) regarding the "collection and distribution of solar energy" obviously contemplates a full solar system with all balance-of-system components, including storage devices. A solar system that would both collect and distribute solar power requires an integrated system that includes many elements. Storage, as one possible element of this integrated system, adds control and flexibility to the process of collecting and distributing solar power, benefiting both the consumer and the grid.

[6] Indeed, under the Self-Generation Incentive Program (SGIP) nearly 500 solar plus storage projects have been supported by public subsidies in California based on the best reading of the projects funded. See SGIP Weekly Statewide Report available at https://www.selfgenca.com/documents/reports/statewide_projects.
[7] Cal. Res. Code § 25782(a).
[8] Cal. Res. Code § 25782(a).

Third, other California agencies interpret the plain language statutory term "solar energy system" to include storage devices. For purposes of excluding property taxes on solar installations, the California State Board of Equalization specifically interprets the same term "solar energy systems" to expressly include "storage devices": [9]

> "An active *solar energy system includes storage devices*, power conditioning equipment, transfer equipment, and parts related to the functioning of those items. Parts include spare parts that are owned by the owner of, or maintenance contractor for, an active solar energy system for which the parts were specifically purchased, designed, or fabricated for installation in that system. Such a system includes only equipment used up to, but not including, the stage of conveyance or use of the electricity." (Emphasis added.)

The California Clean Energy Authority also confirms reading of state tax exclusions for solar systems to include related storage devices.[10] In addition, the California Civil Code on solar easements contains the following definition of "solar energy system":

> "(1) Any solar collector or other solar energy device whose primary purpose is to provide for the collection, *storage*, and distribution of solar energy for space heating, space cooling, electric generation, or water heating. (2) Any structural design feature of a building, whose primary purpose is to provide for the collection, *storage*, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating."[11] (Emphasis added.)

Indeed, standard reference documents on solar installation regularly include "battery technologies" under definitions of "solar energy system" components.[12]

Fourth and finally, the U.S. Department of Energy (DOE) interprets the term "solar electric system" to include storage as a solar balance-of-system component:[13]

> "*A typical…solar electric system* consists of these components:
>
> - Solar cells
> - Modules or panels (which consist of solar cells)
> - Arrays (which consist of modules)

[9] California State Board of Equalization - Property and Special Taxes Department, "Guidelines for Active Solar Energy Systems New Construction Exclusion." Available at https://www.boe.ca.gov/proptaxes/pdf/lta12053.pdf
[10] Clean Energy Authority, "California Solar Rebates and Incentives: California Property Tax Exclusion for Solar Energy Systems." Available at http://www.cleanenergyauthority.com/solar-rebates-and-incentives/california/california-property-tax-exclusion/.
[11] California Civil Code Section 801.d
[12] For example: Peter Gevorkian, "Large-Scale Solar Power System Design: An Engineering Guide for Grid-Connected Solar Power Generation." Available at https://accessengineeringlibrary.com/browse/large-scale-solar-power-system-design-an-engineering-guide-for-grid-connected-solar-power-generation#c9780071763271ch03
[13] See http://energy.gov/energysaver/small-solar-electric-systems and http://energy.gov/eere/energybasics/articles/solar-photovoltaic-system-design-basics.

- *Balance-of-system parts*.

The balance-of-system equipment required depends on whether the system is a stand-alone system, connected to the electric grid, or a hybrid system. *Balance-of-system equipment can include:*

- Mounting racks and hardware for the panels
- Wiring for electrical connections
- Power conditioning equipment, such as an inverter
- *Batteries for electricity storage* (optional)" (Emphasis added.)

To implement that view, the DOE SunShot Initiative now includes a focus on solar plus storage cost reduction as integrated solar systems through its Sustainable and Holistic Integration of Energy Storage and Solar PV (SHINES) program.[14]

Clearly the plain language of AB 693 contemplates coverage of all the balance-of-system components, including storage devices, for a solar system.

### *ii. The Legislative History of AB 693 Points to the Inclusion of Storage*

While we believe the plain language of the statute clearly points to the inclusion of storage, should the plain language be insufficient, courts will then look beyond the language to other evidence. The CPUC has determined that if the language is ambiguous, the next step is to refer to the legislative history.[15] Reviewing the available legislative history in this case clearly indicates an intent to include storage.

During the legislature's consideration of AB 693, the CPUC made specific recommendations on how to limit and define the technology scope of the "solar energy system" definition of the law. In an undated CPUC "Division Analysis" regarding AB 693 authored by Elizabeth Curran and Amy Kochanowky (Bill Version June 15, 2015), the CPUC specifically recommended that the bill reduce its broad technology scope—that then covered thirteen technologies—to provide incentives only for solar and solar plus storage projects, as follows:

> "(2) PU Code Section 2870(d)(1): *The commission shall authorize the award of monetary incentives for solar and solar plus storage energy systems* that are installed on qualified multifamily affordable housing properties…"[16] (Emphasis added.)

[14] U.S. Department of Energy - Office of Energy Efficiency & Renewable Energy, "Sustainable and Holistic Integration of Energy Storage and Solar PV (SHINES)." Available at http://energy.gov/eere/sunshot/sustainable-and-holistic-integration-energy-storage-and-solar-pv-shines.
[15] California Public Utilities Commission, D.97-11-030, A.96-12-045 (Nov. 5, 1997) at p. 7; D.04-04-020 at p. 12.
[16] Curran, Elizabeth and Kochanowsky, Amy, California Public Utilities Commission, "Division Analysis: Multifamily Affordable Housing Renewables Program." See attached document.

Thus, in the only legislative history directly on point, the expert administering agency CPUC recommended that the law's incentives be provided to solar energy systems that include storage devices.

### *iii. Other Interpretative Tools Call for Inclusion of Storage*

In addition to the legislative history, it is appropriate to turn to a number of other extrinsic aids.[17] These include, but are not limited to, the ostensible objective and apparent purpose of the statute, the contemporaneous administrative construction, the statutory scheme of which the statute is a part, the history and background of the statute, considerations of constitutionality, and public policy.[18] Reliance on these other legislative interpretation tools compels the conclusion that energy storage with solar is a necessary requirement for fully achieving the goals of AB 693.

AB 693's legislative goal is quite broad to encompass "*clean energy and energy efficiency projects* for the Multifamily Affordable Housing Solar Roofs Program, which the bill would create." (Emphasis added.) Further, the legislature's goal in supporting installation of "solar energy systems" is to advance California's broad environmental goals: "qualifying solar energy systems in disadvantaged communities can provide local economic development benefits while advancing the state's renewable energy policies and policies to reduce emissions of greenhouse gases" (Section 1c).

Overall, the law's purpose is to ensure that low-income tenants of multifamily affordable housing in the state begin to obtain the economic benefits of both "clean energy and energy efficiency projects." The law implemented that broad goal through support for "solar energy systems" on affordable housing, to be done in a way that helps low-income tenants reduce their electric bills, while also achieving the other environmental and clean energy goals of the state.[19]

The CPUC has held that storage should be included where it can advance a program's goals by serving as an enabling technology to other statutorily covered technologies. In 2008, "advanced energy storage" was not a covered technology in the Self-Generation Incentive Program (SGIP). At the time, the statute authorizing incentives only covered wind and fuel cells, not storage; the statute was not amended until 2011 to explicitly authorize storage incentives. But in 2008, when storage was not explicitly mentioned in the law, the CPUC allowed storage to receive incentives under SGIP despite falling outside the scope of clearly defined eligible technologies, then wind

[17] Ibid., City of Modesto.
[18] *Hughes* at 776; D.03-06-076 a pp. 43-44; *See* Cal. PUC, D.01-01-060, A.00-11-037, A.00-11-043, A.00-11-044, A. 00-11-045 (Jan. 31, 2001) at p. 13.
[19] According to a recent study, when sited and deployed according to air quality data, energy storage (and other distributed resources) can reduce reliance on polluting peaker power plants and lower emissions in disadvantaged communities. Researchers at UC Berkeley and nonprofit research institute PSE Healthy Energy found that storage can strategically replace more polluting energy services in the areas most susceptible to poor air quality and address decades-old discrepancies in environmental justice, whereby poor neighborhoods have been more likely to sit near the dirtiest power plants. So smart placement of storage under an AB 693 incentive regime could both reduce tenant bills and improve the health of low income tenants. See Krieger, Casey and Shonkoff, "*Framework for Siting and Dispatch of Emerging Energy Resources to Realize Environmental and Health Benefits: Case Study in Peaker Power Plant Displacement,"* Energy Policy 96 (2016) 302-311

and fuel cells. It did so under the reasoning that storage devices operated to increase the value of those covered technologies and otherwise supported the goals of the clean energy program. That is, the CPUC concluded that storage, although not explicitly mentioned in the statute, nevertheless would be eligible for SGIP incentives as a "coupled technology" because it enhanced the value of the statutorily covered technologies for purposes of peak demand reduction.

In Decision 08-11-044, the CPUC stated:

> "We agree that due to program ineligibility, AES [advanced energy storage] systems cannot be added to the SGIP as a stand-alone technology, but *when coupled with wind or fuel cell, AES could increase the value of wind and fuel cell and support the goals of SGIP for peak demand reduction. When so coupled, it would be appropriate to allow such AES facility to qualify for SGIP incentives*."[20] (Emphasis added.)

The term "solar energy system" as defined in Sec. 2870(a)(4) should be construed to include incentives for storage based on the same reason the Commission utilized in authorizing storage incentives in the state's SGIP program in 2008 – inclusion of storage will support the goals of AB 693. Namely, as discussed herein, by increasing the benefits available to be shared with tenants, inclusion of storage in the definition of solar energy system will ensure tenants receive benefits from clean energy and energy storage systems installed at their place of housing.

Furthermore, it is clear that inclusion of storage is necessary to achieving the goals of other important clean energy and environmental laws in California, which itself is one of the express legislative goals of AB 693.

First, one of the key expectations of Senate Bill 1, as referenced in the California Energy Commission (CEC) "Guidelines for California's Solar Electric Incentive Programs," is the expectation of "optimal system performance during periods of peak demand."[21] At lower levels of solar penetration, midday periods of peak solar production often aligned well with California's historic periods of daytime peak demand. However, at levels of solar deployment already being achieved across the state, net grid electricity demand has decreased during sunny daytime hours. This shifts peak demand periods towards early evening hours of low or no solar production. This phenomenon is illustrated by the commonly-known "Duck Chart."[22] To address this problem, only the presence of storage devices can shift solar energy produced during the daytime to

[20] California Public Utility Commission, Decision 08-11-44, "Decision Addressing Eligible Technologies Under the Self-Generation Incentive Program (SGIP) and Modifying the Process for Evaluating SGIP Program Change Requests." Available at http://docs.cpuc.ca.gov/published/FINAL_DECISION/94272.htm.
[21] California Energy Commission, "Guidelines for California's Solar Electric Incentive Programs." Available at http://www.energy.ca.gov/2012publications/CEC-300-2012-008/CEC-300-2012-008-ED5-CMF.pdf.
[22] California ISO, "What the duck curve tells us about managing a green grid." Available at https://www.caiso.com/Documents/FlexibleResourcesHelpRenewables_FastFacts.pdf.

periods of peak evening demand and satisfy the state's policy goal of optimizing solar for those peak periods.

Second, the inclusion of energy storage within the definition of "solar energy system" is an express policy goal of the CEC. CEC has established a precedent for the consideration of storage as part of a solar energy system within its "Renewables Portfolio Standard Eligibility Guidebook".[23] Section III(F) of the guidebook states that:

> "*[A]n energy storage device may be considered an [RPS eligible] addition or enhancement* to a facility if the device is either:
>
> a) Integrated into the facility, such that *the energy storage device is capable of storing only energy produced by the facility*, either as an intermediary form of energy during the generation cycle or after electricity has been generated.
>
> b) Directly connected to the facility, such that *electricity is delivered from the renewable generator to the energy storage device behind the meter used for RPS purposes* and any electricity from a source other than the renewable generator is included as an energy input to the facility. *The energy storage device must be operated as part of the facility* represented in the application and not in conjunction with any other facility, renewable or otherwise." (Emphasis added.)

Third, the CPUC also references these energy storage policies in Decision 14-05-033, "Decision Regarding Net Energy Metering Interconnection Eligibility for Storage Devices Paired with Net Energy Metering Generation Facilities".[24] In the decision, the CPUC clarifies net energy metering (NEM) interconnection existing policy, stating that:

> "*…storage devices that are 1) paired with NEM-eligible generation facilities, and 2) meet the [Renewables Portfolio Standard Eligibility Guidebook] requirements to be considered an 'addition or enhancement'* to NEM-eligible systems are exempt from interconnection application fees, supplemental review fees, costs for distribution upgrades, and standby charges when interconnecting under the current NEM tariffs." (Emphasis added.)

Thus, the CPUC has a defined a statewide goal to include storage within solar energy systems to advance the combined systems for purposes of net metering and RPS compliance goals.

Fourth, in addition to these strong California policy arguments, the inclusion of storage within the definition of "solar energy system" is perhaps most clearly expressed at the federal level. This federal approach is directly relevant to the PUC's proper interpretation and implementation of AB 693.

[23] California Energy Commission, "Renewables Portfolio Standard Eligibility Commission Guidebook." Available at http://www.energy.ca.gov/2015publications/CEC-300-2015-001/CEC-300-2015-001-ED8-CMF.pdf.
[24] California Public Utility Commission, Decision 14-05-033, "Decision Regarding Net Energy Metering Interconnection Eligibility for Storage Devices Paired with Net Energy Metering Generation Facilities." Available at http://docs.cpuc.ca.gov/PublishedDocs/Published/G000/M091/K251/91251428.PDF.

Existing Treasury regulations treat energy storage devices as qualifying "solar energy property" for the purposes of Section 48 investment tax credit (ITC) eligibility. Treasury Regulation § 1.48-9(d) provides that qualifying "energy property" includes "solar energy property" for the purposes of Section 48. Section 1.48-9(d)(3) states that "[s]olar energy property includes equipment that uses solar energy to generate electricity, and *includes storage devices*…and parts related to the functioning of those items." (Emphasis added.)

Based on the plain language of § 1.48-9(d) and private letter rulings applying the provision, energy storage devices, including battery systems and associated hardware, integrated with solar energy systems have been considered Section 48-eligible equipment.[25] That is, the Internal Revenue Service (IRS), as an administrative agency, has interpreted virtually identical statutory language on solar systems to include storage to advance key federal environmental and clean energy goals.

This IRS treatment of solar and storage as an integrated solar energy system is a position that should be followed at the state level to fulfill one of the key legislative purposes of AB 693 regarding federal tax credits. Section 2870(f)(4) of AB 693 provides:

> "The commission shall ensure that incentive levels for photovoltaic installations receiving incentives through the program are aligned with the installation costs for solar energy systems in affordable housing markets *and take account of federal investment tax credits and contributions from other sources to the extent feasible*." (Emphasis added)

The bill's express legislative intent is that the law's incentive levels should leverage all other sources of funding, including federal tax credits, to optimize limited state cap and trade funds. An interpretation of the term "solar energy system" to exclude storage – inconsistent with the IRS interpretation – would defeat this legislative purpose. It would deprive low-income tenants and affordable housing developers of the 30 percent ITC available to reduce the costs for combined solar and storage systems.

### *b. Dramatic Increases in Economic Savings Support Inclusion of Storage in AB 693 Incentivized Systems.*

Reconciling CPUC's position in this docket with other state and federal interpretations is also advanced by the overwhelming economic justification for the inclusion of energy storage in the implementation of AB 693.

[25] See PLR 201444025, issued May 5, 2014 and PLR 201308005, issued November 20, 2012, ruling that particular electricity storage devices and associated hardware were eligible for the tax credit as integral parts of a solar energy system. PLR 201308005 ruled that a particular energy storage device that could be charged by sources other than the associated solar system is considered a dual use equipment under § 1.48-9(d)(6) and is eligible for the Section 48 investment tax credit as "energy property." This information is also available in comments filed with the Internal Revenue Service available at http://www.cleanegroup.org/ceg-resources/resource/comments-in-response-to-irs-notice-2015-70/ and presented in a recorded webinar with professionals from Deloitte Tax available at http://www.cleanegroup.org/webinar/financing-solarstorage-with-federal-tax-credits/.

The inclusion of storage devices in AB 693 implementation will enable additional value creation through utility bill savings, achieving a greater pool of potential savings for low-income tenants. A solar and storage system can be leveraged to provide much greater benefits to affordable housing tenants than would be available with solar-only installations.

In summary, storage devices paired with solar can deliver additional bill savings for tenants (and property owners) over stand-alone solar through two avenues: 1) Reduction of demand charges for common area loads where those economic benefits can be shared by owners with tenants; 2) Shifting tenant solar energy use under time-of-use rates with storage, directly resulting in lower electric bills for tenants.

Both uniquely meet the primary goal of AB 693—delivering the most economic benefits of solar energy systems to low-income tenants—in ways that solar-only systems without storage cannot provide now or in the future.

*1) Reduction of Demand Charges.* The reduction of demand charge expenses for common area loads provides property owners with the ability to dramatically reduce their overall electric bills, providing them with greater incentive to install solar energy systems and new opportunities to share those savings with low-income tenants.[26] Quantitative economic evidence of these savings is presented in the report "*Closing the California Clean Energy Divide: Reducing Electric Bills in Affordable Multifamily Rental Housing with Solar+Storage.*"[27]

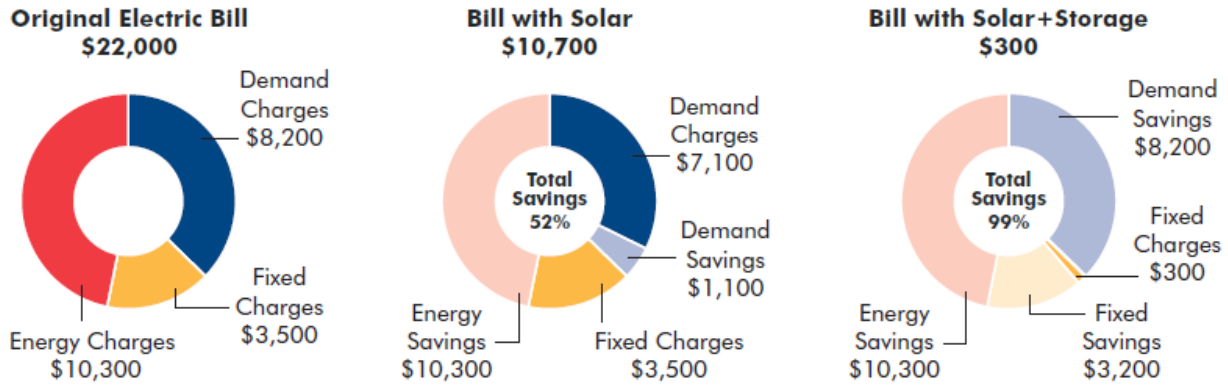
Based on the report's findings, it makes economic sense today for many affordable housing properties in California to include storage in solar installations. In fact, storage was found to improve the economic return of a solar energy system across all of California's investor-owned utilities. In some cases, adding storage could virtually eliminate common area electric bills, nearly doubling the bill savings of stand-alone solar at about a third of the installed cost.

As shown in the figure below, an affordable housing property in southern California could increase annual common area savings from $11,400 with solar-alone to $21,700 with solar and storage, resulting in an annual electricity bill of about $300.[28]

[26] It goes without saying but deserves repeating that no benefits for low-income tenants will be derived under AB 693 unless affordable housing owners have the correct incentives to install solar energy systems that can generate those tenant savings. AB 693 is an incentive program, not a mandate. Unless housing developers can see some savings from these systems and otherwise find ways to finance these systems, there will be no projects and thus no opportunities to share economic benefits with their tenants.

[27] California Housing Partnership, Center for Sustainable Energy, Clean Energy Group, and Geli, "Closing the California Clean Energy Divide: Reducing Electric Bills in Affordable Multifamily Rental Housing with Solar+Storage." Available at http://www.cleanegroup.org/ceg-resources/resource/closing-the-california-clean-energy-divide/.

[28] Of course, not all affordable housing properties will have the load characteristics to achieve these savings. That is the point of making storage an eligible, but not mandatory, component under AB 693. These are complex questions that property owners should be responsible to explore based on their utility bills and property needs. Any incentive scheme should let them develop the best combination of technology solutions – including energy efficiency, solar and storage – creating the best business case using available AB 693 incentives and other available sources of funding, including federal tax credits for solar and storage systems.




*Source: Clean Energy Group*

To meet AB 693 goals, there are a number of ways to ensure tenants directly share in these common area savings. For some properties, more of the solar portion of the integrated solar energy system can be allocated to directly offset tenant electricity consumption than would be feasible without storage, which is particularly important for multi-story buildings and those located in dense urban areas. Other properties may choose to adopt a shared savings model, under which tenants are directly allocated a portion of the common area demand charge savings. These and other measures can be developed. In any case, once established, this program should establish clear metrics that would lead to the adoption of administrative approaches to ensure primary tenant benefits through these mechanisms.

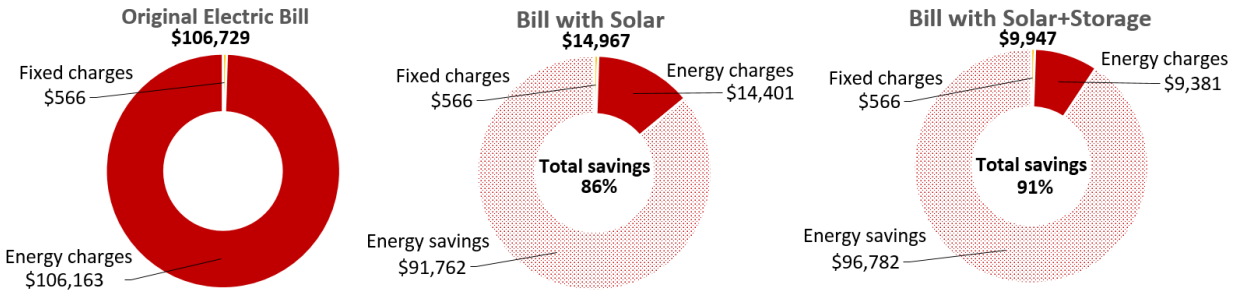
*2) Shifting Tenant Solar Energy Under Time-of-Use Rates.* The second avenue for tenant bill reduction after sharing demand charge savings through solar and storage is taking advantage of ways to reduce time-of-use (TOU) rate impacts. Under various state energy policy changes, TOU rates will soon be applied to all California residential utility customers. Solar customers are already being transitioned to TOU rates, and default TOU rates will be introduced for all residential customers in 2019, including CARE customers.

As a result, affordable housing tenants will have the opportunity to directly benefit from the incorporation of storage devices through the ability to shift the consumption or export of solar energy from periods of low electricity pricing to periods of high electricity pricing.

To date, no one has done any bill impact analysis on the effect of solar and storage on low-income TOU rates. As shown in the figure below, we have done this analysis for the first time. This new information shows that solar time-shifting through adding storage can result in lower

tenant electricity bills and maximize the value of solar system investments. That is, this time-shifting and TOU related bill reduction results only if storage is added to the solar installation.

These results are for an illustrative affordable housing property with 75 units, and assumes tenants are on a current Southern California Edison (SCE) residential TOU rate tariff. Adding storage increases annual tenant solar bill savings by more than $5,000 per year. These additional savings represent a direct benefit to tenants that would not be available without the inclusion of storage devices.




*Source: Geli/Clean Energy Group*

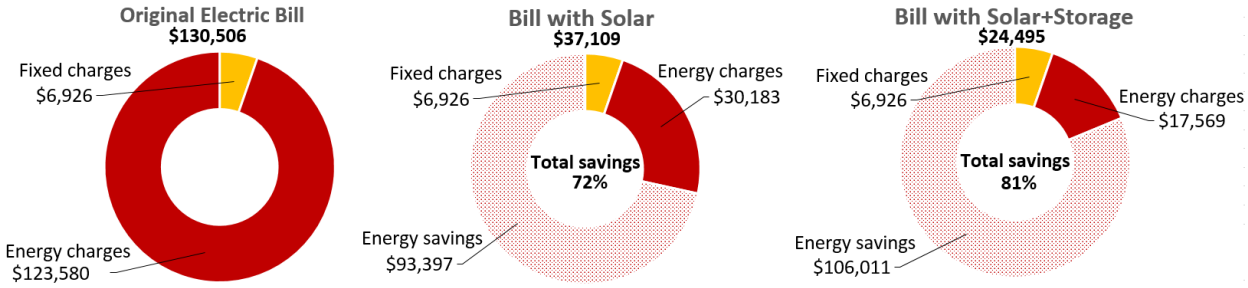
So adding storage to solar results in two additional ways to deliver bill savings under current electric rate tariffs and reduce tenant energy expenses under AB 693 on top of savings from a solar-only system. First, based on our new analysis, tenants could share in over $10,000 in additional utility bill savings from reducing demand charges on common area loads. Second, tenants could benefit directly from the additional $5,000 or more in savings annually from adding storage to a stand-alone solar system. Thus, adding storage to an illustrative building under current tariffs can result in more than $15,000 per year in additional savings available to share with tenants under the law. Over the likely lifetime of such projects, such additional savings could total over $200,000 in electric bill savings that would be available to share with tenants for this single representative project alone – but only if storage is added to solar systems.

*3) Future Economic Opportunities for Solar and Storage*. Additional opportunities for bill reduction through combined solar and storage will become increasingly important as new policies come into place in California. Distributed energy resource market opportunities, NEM policies, and utility rate tariffs, will all evolve over the lifetime of the implemented multiyear program.

To protect tenants from changes that could negatively impact the value proposition of solar and include them in California's energy transition, AB 693 should be geared to leave every pathway open to providing value to low-income customers.

To assess that future scenario and how storage could mitigate against harm to low-income tenants, we also have done the first economic analysis of potential tenant electric bill savings enabled by storage under expected future solar policy scenarios. This first time analysis is illustrated in the figure below.

This analysis is based on piloted future TOU rates proposed by SCE, where peak periods have shifted to later in the day when solar PV is not generating electricity. Adding storage increases annual tenant bill savings by nearly 10 percent, resulting in an additional $12,600 in direct tenant savings per year.




*Source: Geli/Clean Energy Group*

Adding this to the $10,400 in savings achieved through demand charge reduction, an affordable housing property with 75 units in southern California would realize an additional $23,000 in annual savings, representing over $300 in savings per unit each year that would not be available without storage. Under this predicted future scenario, storage would add over $300,000 in electric bill savings to a solar installation over the projected lifetime of the project.

These economic justifications are not meant to imply that energy storage is right for all multifamily affordable housing solar projects or that it should be mandated for certain projects. It is presented to show that storage has the potential to increase the overall economic benefit and return on public investment of installing solar on a subset of affordable housing properties. In cases where similar utility tariffs and other conditions apply, combining storage with solar results in more economic savings available to affordable housing properties under AB 693 than simply providing incentives to stand-alone solar. As with solar-only systems, those solar energy systems incorporating storage should be implemented in a way that ensures the system primarily benefits affordable housing tenants.

### *c. Other Practical and Policy Reasons to Include Storage.*

In many urban areas, suitable roof space for solar on multi-family housing may be quite limited in this program. That could mean very small solar systems delivering little economic benefit to tenants or owners. Where solar space is quite limited, the inclusion of storage may provide the

necessary economic incentive for owners to install an integrated solar and storage system for the benefit of tenants. Excluding storage could well minimize the benefits delivered to thousands of low-income residents living in high-rise buildings in the state's urban areas.

This opportunity for bill reduction through combined solar and storage also will become increasingly important as new solar policies come into place in California. Distributed energy resource market opportunities, NEM policies, and utility rate tariffs, such as the shift to residential time-of-use rates, will all evolve over the lifetime of the implemented program. To protect tenants from these changes and include them in California's energy transition, AB 693 should be geared to leave every pathway open to providing value to low-income customers, so that they have access to technology options capable of responding to utility value signals today and in the future.

This gets to the overarching reason to interpret AB 693 as including storage within solar systems. The main purpose of AB 693 is to afford affordable housing and low-income tenants targeted incentives so that they too can benefit significantly from current clean energy policies that typically serve more well-off customers. Affordable multifamily housing needs a dedicated program to reach this underserved market. This promotes the overall legislative goal of AB 693 – to have low-income people benefit in the clean energy transition in the same way that other customers now benefit from public purpose programs.

In opposition to the positions here, arguments might be made in this docket to limit these financial incentives only to solar technologies. But that solar-only position should be rejected.

It would exclude low-income tenants and affordable housing owners from the well proven, emerging financial benefits of storage technologies that are an increasingly integral part of solar energy systems. As with solar, low-income communities should have dedicated incentives to enable the same access to storage technologies now available to customers in the state who benefit from other incentive programs, such as SGIP.[29]

It would be shortsighted, to say the least, for the state to subsidize the well-off to use the full panoply of state incentives to install solar and storage systems now, while taking the position that affordable housing properties somehow are not yet ready for these technologies, or should wait for the market to mature. To the contrary, affordable housing owners and their tenants should have the same options as other customers to choose the clean energy technology suite that best suits their needs now and in the future of ever changing regulatory regimes – including energy efficiency, solar, and storage.

That is especially true as AB 693 is designed to be a multi-year program. Rather than put affordable housing developers and low-income tenants in a clean energy technology "second class," policy decisions in this docket should enable this market to prepare itself for the future, which is a future of solar and storage.

[29] Waite and Milford, "Efficiency, Solar and Storage Offer a Unique Opportunity to Bring Clean Energy to Affordable Housing." Available at http://www.greentechmedia.com/articles/read/affordable-housings-progress-toward-integrated-energy-solutions.

Indeed, this is how the solar industry sees the future of solar –connected to storage. The CEO of SolarCity, Lyndon Rive, recently was reported to have said, "Within five years, around that time frame, every solar system we deploy will have a storage system tied to it."[30] SolarCity has stressed the need for storage to be paired with solar. As one representative recently said, "We think storage will be absolutely necessary to enable the deployment of solar across the grid at extremely high penetrations."[31]

California's solar energy industry association CALSEIA also agrees that the future of solar must include storage. It calls solar and storage "the industry's ultimate symbiotic relationship."[32] The solar trade association confirms that "with the growth trajectory of solar, energy storage will soon be necessary."[33] Further, it promotes its own research predicting "that 10% of behind-the-meter solar installations are likely to include storage by 2020."[34] CALSEIA goes on to argue that "as storage becomes more widely available, we need to make sure the process for installing storage is easy and transparent."[35]

Any policy implementation in AB 693 for low-income communities should reflect how the industry plans for the future of solar to include storage devices. These statements should be more than industry marketing, but rather should reflect active business support to fully integrate low-income communities into this solar and storage technology future. Failure to do so would produce clearly inequitable results for the very people AB 693 was designed to protect.

What would the policy future look like if storage is excluded from the coverage of AB 693? It presumably would mean only solar systems without storage would receive program incentives, perhaps resulting in less than optimal systems in dense urban areas. It would mean, as the financial analysis shows, that affordable housing tenants and owners would, in many cases, receive far less economic benefit than from combined solar and storage systems. It would mean housing developers could not take advantage of federal tax credits for combined solar and storage systems, since the absence of state incentives would likely make combined projects less economic to pursue. It would mean that housing owners would not have incentives to provide more reliable, and cleaner backup power to their vulnerable tenants with solar and storage systems, forcing them to rely on unreliable and dirty diesel generators. Assuming current policy positions are implemented as proposed in the state, it would expose low-income customers and affordable housing developers to future uncertainties in time-of-use rate tariffs and adjusted NEM policies, without the option to mitigate those financial risks with storage. And presumably it would mean that affordable housing owners that wanted to install storage would have to

[30] David Robison, *The Buffalo News*, ""SolarCity, Tesla roll out batteries that store sun's energy for nighttime." Available at http://www.buffalonews.com/business/solarcity-tesla-roll-out-batteries-that-store-suns-energy-for-nighttime-20150808

[31] GTM, "Lessons Learned From SolarCity's First Home Energy Storage Installs, Updated." Available at http://www.greentechmedia.com/articles/read/Lesson-Learned-From-SolarCitys-First-Home-Energy-Storage-Installs

[32] California Solar Energy Industries Association, "Solar and Energy Storage: technology's ultimate symbiotic relationship." Available at http://calseia.org/energy-storage/

[33] Ibid.

[34] Ibid.

[35] Ibid. Emphasis added.

compete for SGIP incentives with larger commercial and industrial players in the state (since SGIP has no provisions for low-income market participation).

*These results would prevent low-income tenants and property owners in this underserved market from having equal access to the full array of solar and storage technology markets and state incentives that now principally benefit the state's high-end customers. A view to deprive housing developers and low income tenants of the emerging economic, environmental, and resilient value proposition of solar and storage plainly would discriminate in technology funding decisions against the very low-income people this new legislation was designed to benefit.*

*These results would squarely defeat the legislative purpose of AB 693 – to give the state's low-income population a serious choice and a fair place in the new energy economy. In a cruel irony, this absurd, if not paternalistic, interpretation would turn the impressive equity goal of the law firmly on its head.*

**9. If you believe that a solar energy system paired with a storage device meets the Section 2870 definition, should the Commission adopt incentive levels or structures for these projects that differ from the incentive structure that you have recommended in response to Question 7 for systems without storage? If so, how should the incentives differ? Please be specific and provide quantitative examples if relevant.**

Storage devices, while an integral part of many solar energy systems, are a very different type of technology than solar, with unique capabilities and separate cost trajectories. Due to these differences, a separate incentive structure should be adopted for the storage portion of a solar energy system. However, inclusion of a storage device in a solar energy system should not alter the proposed incentive structure for the solar portion of the project.

We propose the following incentive structure for solar energy systems that include storage devices:

- *Solar Incentive*. Incentives for the solar PV panels and balance-of-system components, excluding storage devices, should remain at the proposed incentive level for a solar energy system regardless of the inclusion of storage.

- *Storage Incentive with Modified Stepdown.* There should be a separate incentive structure defined specifically to apply to the storage portion of a solar energy system. A good basis for setting the initial incentive level for storage devices can be found in the recent CPUC proposed decision revising the SGIP.[36] The decision proposes the adoption of incentives for advanced energy storage technologies at an initial level of $0.50 per watt-hour for storage systems greater than 10 kilowatts and $0.60 per watt-hour for systems of 10 kilowatts or smaller, with a four subsequent steps reducing the incentive by $0.05 per watt-hour at each step. Setting the same storage incentive structure for storage devices

[36] California Public Utilities Commission, "Decision Revising the Self-Generation Incentive Program Pursuant to Senate Bill 861, Assembly Bill 1478, and Implementing Other Changes." Available at http://docs.cpuc.ca.gov/PublishedDocs/Efile/G000/M162/K005/162005693.PDF.

under AB 693 should catalyze investment in storage technologies without overly subsidizing the technology.

While it makes sense to base the storage device incentive on the structure defined in the SGIP decision, the stepdown in incentive levels should not necessarily follow the same timeline. Like solar, storage development for affordable housing may be a more complex market and require a slower decline in incentive levels than the larger California market. The storage incentive level should be periodically reviewed by the program administrator and adjusted as necessary.

- *Cap for Solar Energy System Incentive*. The total solar energy system incentive available under AB 693, inclusive of both solar and storage incentives, for any project should not exceed 100 percent of the installed system cost, adjusted for other sources of funding, for portions of the system providing economic benefits to tenants and should not exceed 70 percent of the installed system cost, adjusted for other sources of funding, for portions of the system providing economic benefits to common areas.

Additionally, boundaries should be set on system sizing to ensure the incentive structure promotes deployment of storage systems designed to optimize economic return for both common area loads and tenants. Each storage system will have two sizing constraints: 1) Power (kilowatts) and 2) Duration (hours).

*Power.* For common area loads, the primary economic opportunity for storage is currently through peak demand reduction. Because of this, the portion of a storage device sized to target common area loads should be limited to a rated power of no greater than a property's anticipated peak demand.

For tenants, the primary economic opportunity for storage is currently through energy time-shifting, also known as arbitrage. Due to the goal of AB 693 to deliver tenant benefits through deployment of solar energy systems, storage devices designed for tenant energy time-shifting should be limited in rated power to the rated power output of solar system deployed for direct tenant benefits. In this way, the storage device will be sized appropriately to shift solar generated energy as well as have an opportunity to take advantage of available federal investment tax credits for solar energy system components.

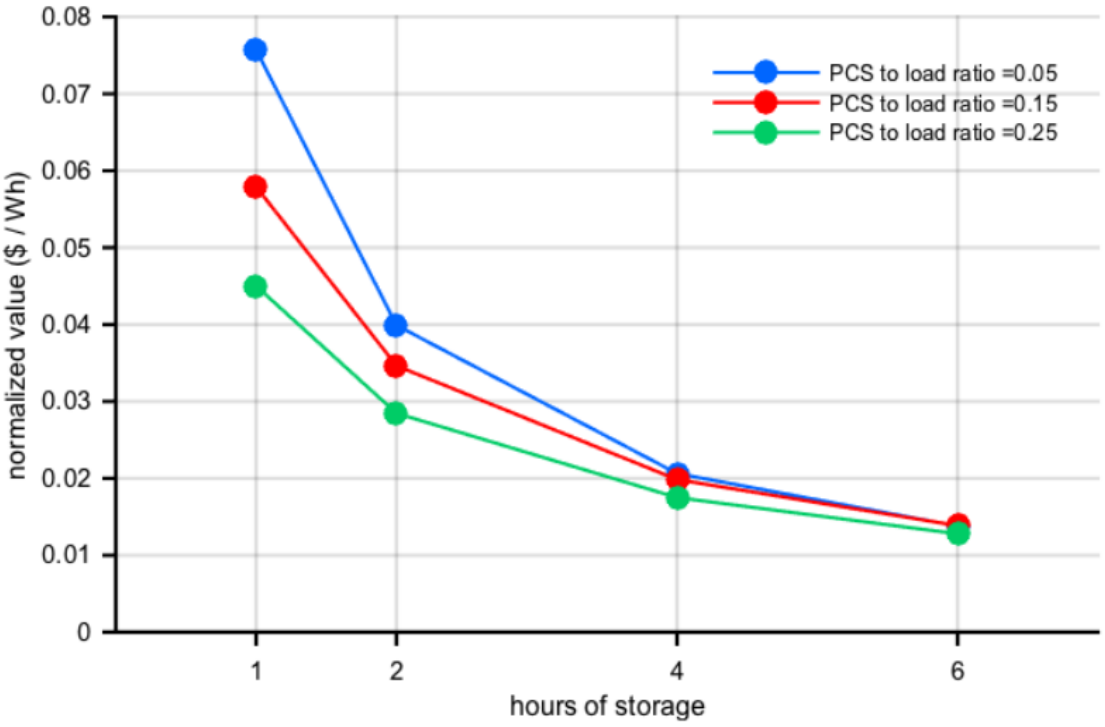
A storage device designed for both common area and tenant benefits should have a total power rating of no more than the combined total of anticipated peak common area load and rated power output of solar designated to directly benefit tenants.

*Duration.* Based on an analysis of nine California affordable housing properties, optimal duration for common area peak demand reduction in affordable housing ranged from 1.5 hours to 3 hours, with an average duration of 2.6 hours.[37]

[37] California Housing Partnership, Center for Sustainable Energy, Clean Energy Group, and Geli, "Closing the California Clean Energy Divide: Reducing Electric Bills in Affordable Multifamily Rental Housing with

This is consistent with analysis by Geli that was included in comments submitted by the solar industry group CALSEIA regarding the May 16th, 2016 CPUC proposed decision to revise SGIP.[38] The figure below, which was included in CALSEIA's comments to the CPUC, illustrates that the value of demand charge mitigation begins to drop off at the 2-hour duration point and significantly declines after 4 hours.

**Figure 1. Geli Analysis of Customer Value for Demand Charge Mitigation**

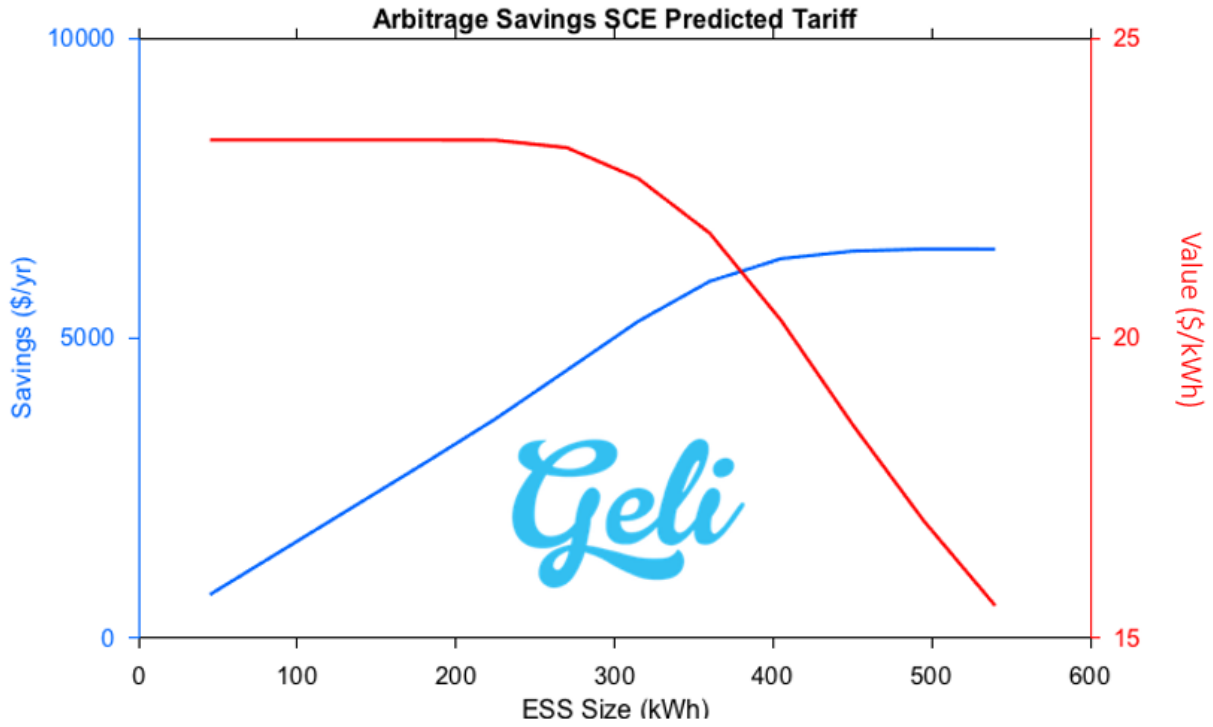



*Source: California Solar Energy Industries Association/Geli*

An analysis by Geli of the value proposition for storage devices performing residential energy time-shifting came to a similar conclusion. The figure below shows the energy arbitrage value proposition of a 120 kilowatt storage device shifting solar energy to impact affordable housing tenant loads under a predicted future Southern California Edison TOU rate tariff. At about 300 kilowatt-hours, or a storage duration of 2.5 hours, the value in dollars per kilowatt hour begins to decline more rapidly and savings begin to level off. A similar inflection point was found for tenants under Pacific Gas & Electric and San Diego Gas & Electric TOU rate tariffs.

Solar+Storage." Available at http://www.cleanegroup.org/ceg-resources/resource/closing-the-california-clean-energy-divide/.

[38] California Solar Energy Industries Association, "Comments of the California Solar Energy Industries Association on the Proposed Decision on Reforms to the Self-Generation Incentive Program." Available at http://docs.cpuc.ca.gov/PublishedDocs/Efile/G000/M163/K152/163152824.PDF




*Source: Geli/Clean Energy Group*

Based on these results, it is recommended that storage device duration incentivized under implementation of AB 693 be limited to no more than 3 hours. So that, for example, a storage device with a power rating of100 kilowatts be limited to a capacity of no more than 300 kilowatt-hours.

These power and duration constraints should allow for optimal system design, while discouraging uneconomic oversizing of storage devices.